



R B WALTERS ESTATE AGENTS

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Hayward Close, Abbeymead, Gloucester, GL4 4RJ.

Four Good Size Bedrooms

Double Garage

Study/Office

Well Presented Throughout

Built in Wardrobes to all Bedrooms

Two En Suites

Beautiful Kitchen/Breakfast Room

Lounge and Separate Dining Room

Located at the End of a Small Close

Rear Garden with Good Privacy

Guide Price £450,000

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Extremely motivated sellers who are seeking a quick sale in order to secure the home of their dreams and have priced this spacious home competitively to achieve that.

Located at the very end of a small close this detached family home provides exceptionally spacious accommodation with a superb kitchen/breakfast room complete with full range of fitted appliances complimented by granite work surfaces. There is a good size lounge, separate dining room and particularly generous utility room as well as cloakroom all on the ground floor. Upstairs the four bedrooms are all of good proportions with two having en suite facilities along with the family bathroom.

The driveway offers parking side by side and there is a double garage which can be accessed via the utility room and offers the possibility for conversion or part conversion if someone wanted subject to any necessary permissions and consents. The rear garden is enclosed predominantly with a brick retaining wall and is completely private from any neighbouring properties and enjoys a significant amount of sunshine due to its South Westerly aspect.

The sellers have fitted sun protection film to all the rear windows along with wooden blinds which are included within the sale.

Services

Mains Gas Central Heating
Mains Electric
Mains Water (metered)
Mains Drainage
Superfast Fibre Broadband Available

Entrance Hall

Lounge 17' 0" x 11' 8" (5.18m x 3.55m)

Dining Room 10' 9" x 9' 9" (3.27m x 2.97m)

Kitchen/Breakfast Room 16' 7" x 10' 10" (5.05m x 3.30m)

Utility Room 10' 4" x 7' 10" (3.15m x 2.39m)

Study/Office 8' 2" x 8' 2" (2.49m x 2.49m)

Cloakroom

First Floor Landing

Bedroom 12' 2" x 11' 11" (3.71m x 3.63m)

En Suite Shower

Bedroom 11' 0" x 7' 10" (3.35m x 2.39m)
(minimum measurements)

En Suite Shower

Bedroom 14' 1" x 8' 0" (4.29m x 2.44m)

Bedroom 10' 3" x 8' 0" (3.12m x 2.44m)

Bathroom

OUTSIDE

Driveway Parking

Double Garage

Rear Garden



Approximate total area⁽¹⁾

1102.93 ft²

102.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Ground Floor