



15 Thomas Stock Gardens, Abbeymead, Gloucester, Gloucestershire, GL4 5GH

£425,000

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Farr & Farr Sales Lettings 

**15 Thomas Stock Gardens,
Abbeymead, Gloucester,
Gloucestershire, GL4 5GH**

£425,000

AN IMMACULATELY PRESENTED DETACHED HOUSE IN A DESIRABLE CUL DE SAC LOCATION FOUR bedrooms, 2 EN SUITES, beautifully fitted OPEN PLAN KITCHEN BREAKFAST room, spacious dining room | 2nd reception. must be viewed to fully appreciate. Excellent local schools and good shopping is close by, Gloucester city centre and it's multiple facilities, the cathedral and exciting docks is only a short drive. Number 15 has been recently modernised to very high standards and greatly improved in the current ownership and offers exceptional family accommodation in superb order throughout. The master bedroom and bedroom two both have ensuites there is a good size dining room as well as a newly replaced kitchen/breakfast room and a recent boiler. The property also benefits from solar panels and electrical cabling for an EV charging point. To the exterior, the gardens have been landscaped for easy maintenance and parking to the front.

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ENTRANCE PORCH

Front door with leaded light and bevelled glass detail to:-

ENTRANCE HALL

Staircase to landing.

CLOAKROOM

Wash hand basin. Low level WC. Half tiled walls. Tiled floor. Alarm controls. Consumer box. Radiator.

SITTING ROOM 14' 0" x 12' 1" (4.26m x 3.68m)

Stone fireplace. High-quality flooring. Contemporary radiator. Coved ceiling. TV point. Arch to kitchen/breakfast room.

DINING ROOM 16' 0" x 8' 0" (4.87m x 2.44m)

High-quality flooring. Built-in blinds to the front. Inset ceiling spotlights. Radiator. TV point. Coved ceilings.

KITCHEN/BREAKFAST ROOM 24' 6" x 10' 0" (7.46m x 3.05m)

Breakfast area with high-quality flooring. Contemporary vertical radiator. Ceilings and UPVC double glazed double French doors to conservatory. Kitchen area, newly fitted with contemporary units comprising 1 1/2 bowl inset sink unit with contemporary mixer taps and cupboards and drawers below. Wall and base units with worktops. Space for 110cm cooking range with stainless steel cooker hood. Built-in fridge and freezer. Built-in dishwasher. Utility area with worktops. Space for dryer and plumbing for washing machine. Larder cupboard. Wall cupboard with gas central heating combi boiler. Second contemporary radiator. Double glazed door to garden. Inset ceiling spotlights.

CONSERVATORY 11' 9" x 7' 3" (3.58m x 2.21m)

High-quality flooring. Wall mounted heater. Glass roof with roof lights. Upvc double glazed French doors to terrace and garden.

FIRST FLOOR

LANDING

Access to loft. Airing cupboard with shelving.

BEDROOM 1 17' 7" x 9' 0" (5.36m x 2.74m)

Double radiator. Inset ceiling spotlights and ceiling speakers. High-quality laminate flooring. Arch to:-

ENSUITE

Beautifully and recently fitted with fully tiled shower with stainless steel controls. Corner low level WC. Wash hand basin. Three walls fully tiled. High-quality laminate flooring. Access to small loft. Inset ceiling spotlights and extractor fan.

BEDROOM 2 10' 0" x 9' 0" (3.05m x 2.74m)

Built-in over bed cupboards with side shelving, drawers below and pelmet lighting.

ENSUITE

Fully tiled shower cubicle with chrome double controls and vanity unit with wash hand basin and cupboard below. Fully tiled walls. Inset ceiling spotlights.

BEDROOM 3 10' 6" x 9' 0" (3.20m x 2.74m)

High quality flooring. Boxed radiator. Built-in double wardrobe cupboard with overbed cupboards. Pelmet lighting with cupboards to the side and drawers below. Inset ceiling spotlights.

BEDROOM 4 11' 9" x 6' 3" (3.58m x 1.90m)

(Fitted out as a dressing room). Dressing table, cupboards and drawers to either side and shelving above. Double wardrobe cupboard and additional shoe storage for shelving. Full height high-quality flooring. Radiator. Ceiling spotlights.



Energy performance certificate (EPC)			
10 THOMAS STOCK GARDENS GLOUCESTER GL4 5QH	Energy rating C	Valid until: 6 April 2031	Certificate number: 2411-7167-1167-7278-1051
Property type	Detached house		
Total floor area	114 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).			
Energy rating and score			
This property's energy rating is C. It has the potential to be B.			
See how to improve this property's energy efficiency.			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		
The graph shows this property's current and potential energy rating.			
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.			
For properties in England and Wales: the average energy rating is D the average energy score is 60			



Approximate net internal area: 1225.60 ft² / 113.86 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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