



3 The Oaks, Abbeymead, Gloucester, Gloucestershire, GL4 5WP

£487,500

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**Farr & Farr** Sales Lettings 



### 3 The Oaks, Abbeymead, Gloucester, Gloucestershire, GL4 5WP

**£487,500**

Situated within the popular Abbeymead, this five-bedroom detached property in The Oaks is immaculately presented having been thoughtfully extended and improved in the current ownership.

A driveway leads to the front door and into an entrance hall with cloakroom. A spacious reception room currently used as a dining room is to the front and an impressive kitchen opens out to a family room with doors out to the rear garden.

Stairs lead to the first floor landing with five bedrooms and the master benefitting from an en suite. A family bathroom completes the property while the rear garden is mostly laid to lawn with a covered patio and an area to the side of the property to provide external storage.

Surrounding The Oaks are plenty of green open spaces with cycle paths, dog walking routes and parks. Supermarkets, schools and other amenities are within easy reach while the city centre and Quays are easily accessible.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

#### **Entrance Hall** 14' 10" x 6' 9" (4.51m x 2.07m)

Upvc front door. Laminate flooring. Radiator. Cupboard under stairs.

#### **Cloakroom** 6' 5" x 4' 0" (1.96m x 1.23m)

Double glazed frosted window to front. WC. Basin. Radiator. Part-tiled walls. Tiled floor.

#### **Reception Room** 15' 5" x 11' 0" (4.70m x 3.35m)

Double glazed bay window to front. Laminate flooring. Radiator. Gas fireplace.

#### **Kitchen** 10' 7" x 26' 6" (3.23m x 8.08m)

Large range of wall, base and drawer units. Granite worktop. Double sink with draining board and mixer tap. Fitted Bosch double oven. Fitted Bosch microwave. Four ring induction hob with extractor hood over. Fitted dishwasher. Space for fridge freezer. Breakfast bar. Tiled flooring. Radiator. Double glazed window to side.

#### **Family Room** 8' 4" x 24' 0" (2.54m x 7.31m)

Impressive bi-fold doors to rear garden. Large skylight. Upvc door to side. Laminate flooring.

#### **Utility Room** 8' 4" x 8' 9" (2.53m x 2.66m)

Upvc door with window to side. Wall, base and drawer units. Laminate worktop over. Stainless steel sink with draining board and mixer tap. Worcester gas combi boiler. Space for washing machine and dryer. Radiator. Tiled walls. Tiled floor.

#### **First Floor Landing** 12' 10" x 10' 3" (3.90m x 3.13m)

Airing cupboard. Access to loft.

#### **Bedroom One** 12' 3" x 11' 0" (3.74m x 3.35m)

Double glazed window to front. Carpet. Radiator. Fitted wardrobes.

#### **En Suite** 4' 11" x 7' 7" (1.51m x 2.32m)

Frosted double glazed window to side. WC. Basin. Enclosed electric shower. Tiled walls. Vinyl floor. Heated towel rail.

#### **Bedroom Two** 13' 4" x 8' 9" (4.06m x 2.67m)

Double glazed window to front. Carpet. Radiator. Fitted wardrobes.

#### **Bedroom Three** 9' 2" x 11' 0" (2.79m x 3.35m)

Double glazed window to rear. Carpet. Radiator

#### **Bedroom Four** 10' 7" x 8' 9" (3.22m x 2.67m)

Double glazed window to rear. Carpet. Radiator. Fitted wardrobes.

#### **Bedroom Five** 9' 6" x 6' 9" (2.89m x 2.07m)

Double glazed window to front. Carpet. Radiator.

#### **Bathroom** 5' 8" x 6' 9" (1.72m x 2.07m)

Frosted double glazed window to rear. WC. Basin. Bath with electric shower over. Tiled walls. Tiled floor. Heated towel rail.

#### **Front External**

Driveway laid to hardstanding with off road parking for multiple cars.

#### **Rear Garden**

Covered area laid to patio. Lawn with slate borders. Fence surround. Side access.

#### **Garage**

Up and over door. Internal access from utility room. Lighting and electric.

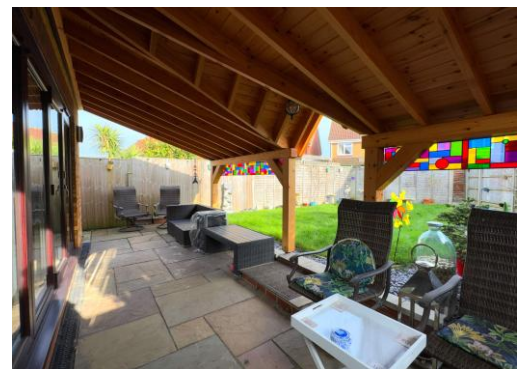
#### **Agents Notes**

Council Tax - D EPC - C

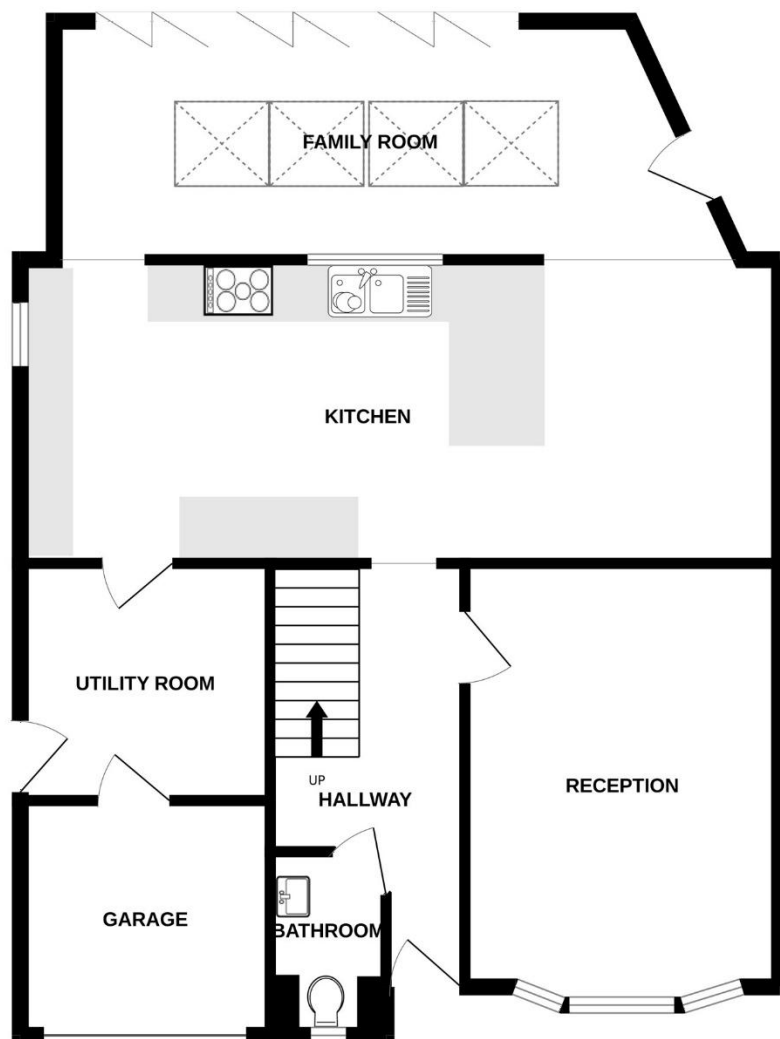


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

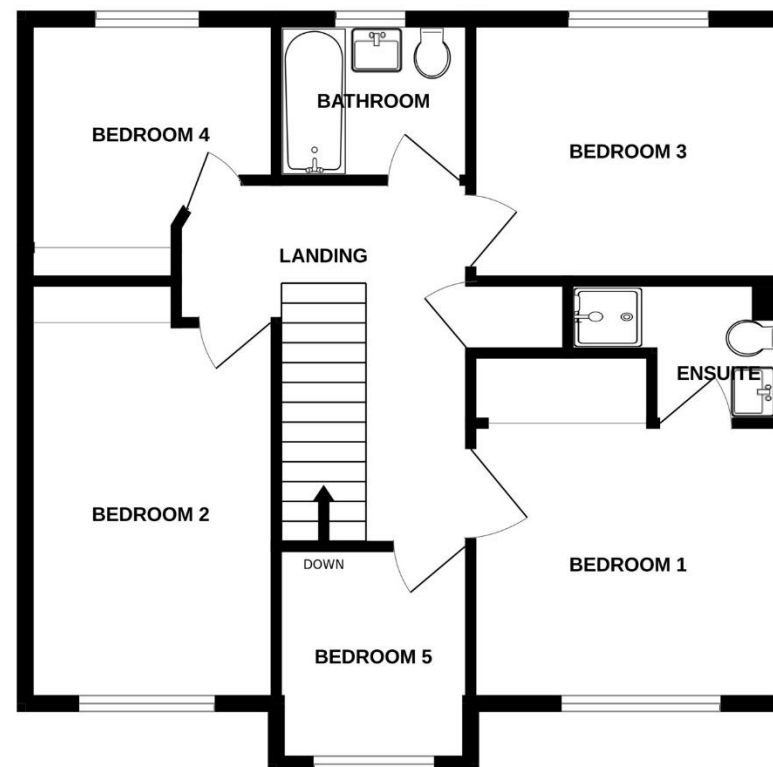




**GROUND FLOOR**  
879 sq.ft. (81.7 sq.m.) approx.



**1ST FLOOR**  
648 sq.ft. (60.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1527 sq.ft. (141.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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