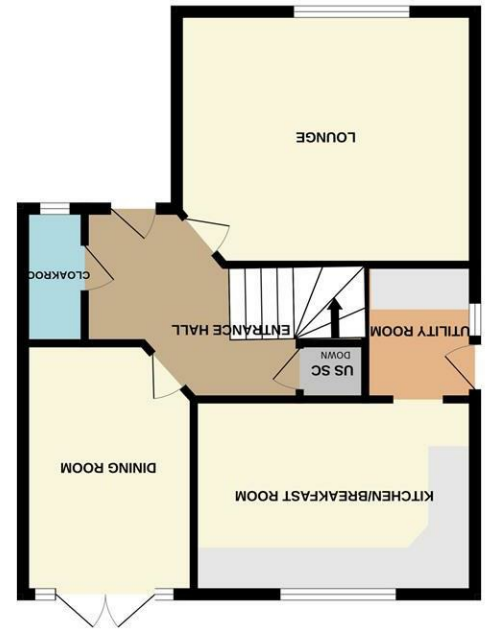
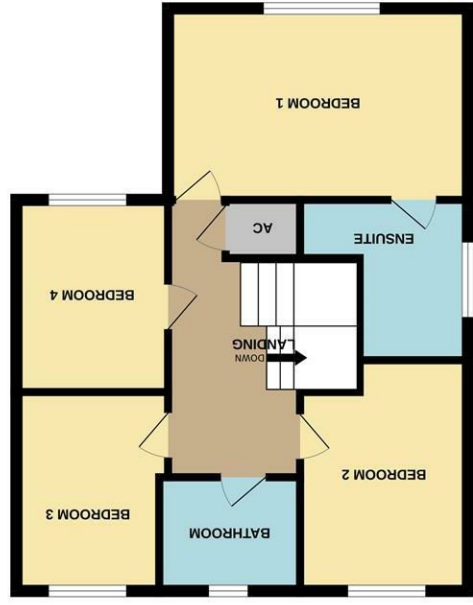
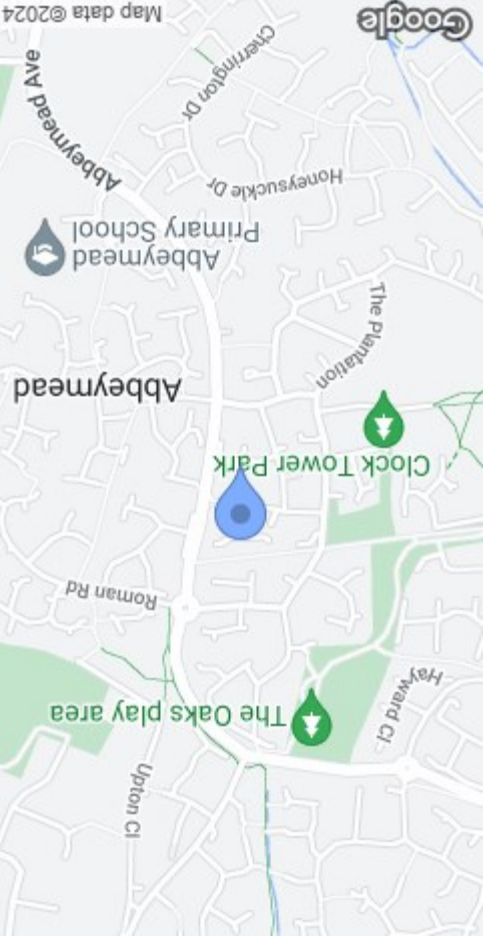




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 Energy Efficiency Rating: C 2020/1/EC	 Environmental Impact (CO ₂) Rating: 84 2020/1/EC

TOTAL FLOOR AREA: 1248 sq.ft. (116.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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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28 Carwardine Field
 Abbeymead, Gloucester GL4 5TX

Offers Over £350,000

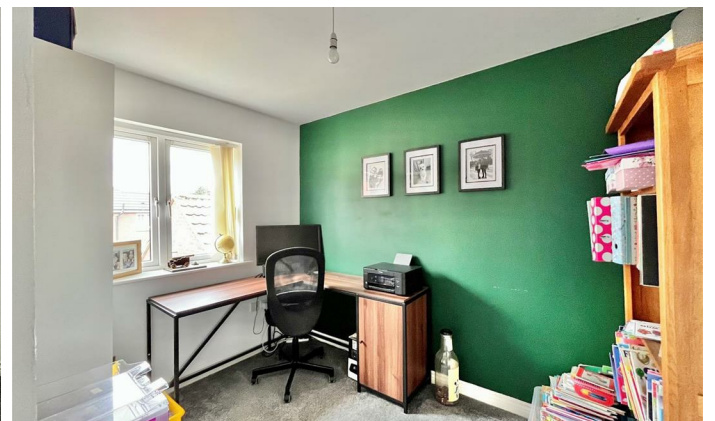
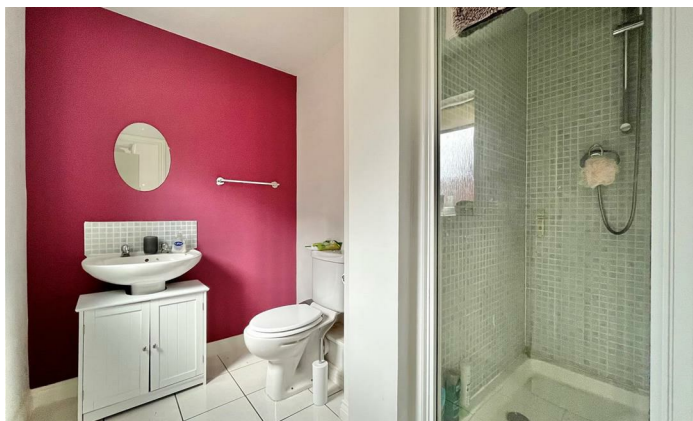
Desirable four double bedroom detached property built in 2003 with a single garage situated in a very popular family area close to schools and amenities.

Accommodation comprises hallway, cloakroom, 14ft lounge at the front, 12ft dining room at the rear with French doors onto the patio, 13ft fitted kitchen/breakfast room that opens to the utility room.

Upstairs you have bedroom one with an en-suite shower room, bedroom two, bedroom three, bedroom four and the family bathroom.

Outside there is a tarmac driveway leading up to the single garage and a pleasant enclosed rear garden with a lawn and a paved patio.

Most of the Abbeydale was green fields until around 1970 it was officially known as "The Land to the East", before the Heron Park development was constructed by Heron Homesteads. In 1975, contracts were signed for the construction of Heron Primary School, which opened in 1977 followed by the Glevum way shopping centre. Over the following years a community centre, doctor's surgery, pub (the Ridge & Furrow) and veterinary clinic were built beside the Supermarket. From 1986 a further housing development began on farmland between Abbeydale and Barnwood and became known as Abbeymead. Next to Abbeymead primary School is another pub (The Turmut Hoer) a Tesco Express, hairdresser, fish & chip shop and The Polish Indian restaurant. Among Abbeymead's many open spaces lies a skateboarding amenity, Clock Tower Park and, a local nature reserve at Hucclecote Meadows, which has been designated as a Site of Special Scientific Interest.



Double glazed front door leads into:

ENTRANCE HALLWAY

Laminate flooring, single radiator, stairs leading off with cupboard under.

CLOAKROOM

Low level w.c., wash hand basin with a tiled splashback, single radiator, upvc double glazed window to front elevation.

LOUNGE

14'3" x 12'3" (4.34m x 3.73m)

Two single radiators, tv point, upvc double glazed window to front elevation.

DINING ROOM

12'1" x 8'3" (3.68m x 2.51m)

Single radiator, upvc double glazed French doors to rear elevation leading onto the patio.

KITCHEN/BREAKFAST ROOM

13'5" x 9'4" max (4.09m x 2.84m max)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, plumbing for automatic washing machine, space for table and chairs, double radiator, tiled floor, space for a fridge/freezer, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area, archway through to:

UTILITY ROOM

6'4" x 5'4" (1.93m x 1.63m)

Base units, laminated worksurface and tiled splashback, single radiator, tiled floor, plumbing for a dishwasher, upvc double glazed window to side elevation, double glazed door to side elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, single radiator, cupboard housing the gas fired combination boiler with shelving.

BEDROOM 1

14'5" x 9'3" (4.39m x 2.82m)

Single radiator, tv point, upvc double glazed window to front elevation, through to:

EN-SUITE SHOWER ROOM

7'7" x 5'4" (2.31m x 1.63m)

Shower enclosure and unit, low level w.c., pedestal wash hand basin, partially tiled walls, tiled floor, extractor fan, single radiator, upvc double glazed window to side elevation.

BEDROOM 2

11'8" x 8' max (3.56m x 2.44m max)

Single radiator, upvc double glazed window to rear elevation.

BEDROOM 3

9'1" x 7'7" (2.77m x 2.31m)

Single radiator, upvc double glazed window to front elevation.

BEDROOM 4

9'7" x 7'7" max (2.92m x 2.31m max)

Single radiator, upvc double glazed window to rear elevation overlooking the surrounding area.

FAMILY BATHROOM

6'9" x 6'6" (2.06m x 1.98m)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, tiled floor, partially tiled walls, extractor fan, single radiator, upvc double glazed window to rear elevation.

OUTSIDE

To the front there are gardens which are laid to gravel and to the side there is a tarmac driveway providing off road parking which in turn leads to a:

SINGLE GARAGE

17'5" x 8'6" (5.31m x 2.59m)

Up and over door to front elevation, power, lighting and storage space over.

The enclosed rear garden measures 27ft x 26ft which is mainly laid to lawn with a paved patio and a mature tree all surrounded by wooden panelled fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: E
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Eastern Avenue take Metz Way towards Abbeydale/Mead and go straight across the next two roundabouts. At the traffic lights go straight across then straight across the next roundabout. Continue along and at the next set of traffic lights turn right into Kimberland Way then right again into Carwardine Field where the property is located.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).