



**18 Rosemary Close**  
Abbeydale, Gloucester GL4 5TL



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# 18 Rosemary Close

£390,000

## Abbeydale, Gloucester GL4 5TL

**Extended and rarely available five bedroom detached property with a 22ft kitchen/diner/family room, an en-suite downstairs bedroom, a cloakroom and a pleasant enclosed rear garden situated in a popular family area.**

Accommodation comprises hallway, cloakroom, sitting room, bedroom one with an en-suite shower room and dressing room, utility room, 22ft kitchen/diner/family room.

Upstairs you have four good bedrooms and a family bathroom.

Outside there is a driveway providing off road parking and a pleasant enclosed rear garden with a patio and lawn.

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.





Double glazed side entrance door leads into:

### **ENTRANCE HALLWAY**

Karndean flooring, single radiator, cloaks hanging space, stairs leading off with storage recess under.

### **CLOAKROOM**

Low level w.c., wash hand basin with a tiled splashback, single radiator.

### **SITTING ROOM**

14'4 x 10' max (4.37m x 3.05m max)

Single radiator, tv point, downlighters, upvc double glazed window to front elevation overlooking the cul-de-sac.

### **BEDROOM 1**

10' x 8'9 (3.05m x 2.67m)

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

### **DRESSING AREA**

Hanging space with drawers below, downlighters, through to:

### **EN-SUITE SHOWER ROOM**

6'8 x 3'7 (2.03m x 1.09m)

Double shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, fully tiled walls, tiled floor, chrome heated towel rail, extractor fan.

### **UTILITY ROOM**

8'7 x 8'6 (2.62m x 2.59m)

Single drainer stainless steel sink unit, laminated worksurface, built in storage cupboards, plumbing for automatic washing machine, laminate flooring, upvc double glazed window to front elevation.







## **KITCHEN/DINER/FAMILY ROOM**

**22'9 x 19'5 (6.93m x 5.92m)**

Kitchen area has newly fitted base and wall mounted units, quartz worktops, stainless steel one and a half bowl sink unit with a mixer tap, built in electric oven, built in induction hob and extractor hood, built in microwave combination, wine fridge, full size fridge and separate freezer, Karndean flooring, double radiator, downlighters, breakfast bar, opening into the lounge/dining area which has two double radiators, tv point, Karndean flooring, bifold doors onto the patio, two Velux roof lights, upvc double glazed window to rear elevation.

From the entrance hallway stairs lead to the first floor.

## **LANDING**

Single radiator, access to loft space, built in storage cupboard.

## **BEDROOM 2**

**13'3 x 10'5 max (4.04m x 3.18m max)**

Built in wardrobes, single radiator, upvc double glazed window to rear elevation overlooking the surrounding area.

## **BEDROOM 3**

**10'3 x 10'2 (3.12m x 3.10m)**

Built in wardrobe, single radiator, upvc double glazed window to front elevation.

## **BEDROOM 4**

**9'2 x 7'3 (2.79m x 2.21m )**

Single radiator, upvc double glazed window to front elevation.

## **BEDROOM 5**

**10'4 x 8'9 max (3.15m x 2.67m max)**

Single radiator, upvc double glazed window to rear elevation.



## FAMILY BATHROOM

8'9 x 5'9 max (2.67m x 1.75m max)

Modern white suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap worksurface and cupboards below, Karndean flooring, chrome heated towel rail, shaver point, upvc double glazed window to side elevation.

## OUTSIDE

To the front there is a driveway providing off road parking. A block paved pathway leads down the side to the entrance door and a wooden built gate leads around to the pleasant enclosed landscaped garden which is mainly laid to lawn with a paved patio, raised flower borders, wooden built garden shed and the whole is surrounded by panelled fencing.

## SERVICES

Mains water, electricity, gas and drainage.

## WATER RATES

To be advised.

## LOCAL AUTHORITY

Council Tax Band: D  
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 roundabout proceed along Painswick Road towards Painswick and at the 2nd set of traffic lights turn left into The Wheatway then take the first turning left into Richmond Gardens. Proceed along here turning left where signposted into Rosemary Close where the property can be located on the right hand side.

## PROPERTY SURVEYS

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





GROUND FLOOR  
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.

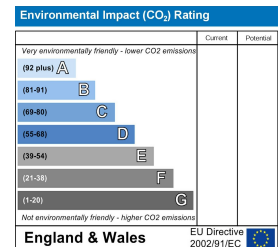
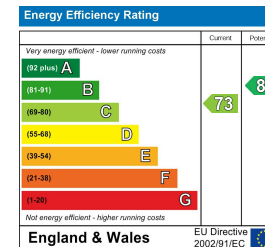


TOTAL FLOOR AREA: 1431 sq.ft. (132.9 sq.m.) approx.

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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