



14 Hawk Close
Abbeydale, Gloucester GL4 4WE



STEVE GOOCH
ESTATE AGENTS | EST 1985

14 Hawk Close

Abbeydale, Gloucester GL4 4WE

£400,000

Stunning extended four bedroom family home that has a quality fitted kitchen/breakfast room with built in appliances, a lovely landscaped rear garden and a block paved driveway.

Accommodation comprises hallway, cloakroom, lounge/diner, conservatory, fitted kitchen/breakfast room and study.

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On the first floor you have four bedrooms, a shower room and a luxury 13ft bathroom.

Outside there is a block paved driveway and a lovely landscaped enclosed rear garden with a wooden built shed.

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.



Partially glazed front door leads into:

ENTRANCE HALLWAY

High Gloss tiled floor, stairs leading off with cupboard under, downlighters, single radiator.

CLOAKROOM

Low level w.c., wash hand basin with a mixer tap and cupboard below, chrome heated towel rail, port hole style upvc double glazed window to front elevation.

LOUNGE/DINER

23'8 x 12'10 max (7.21m x 3.91m max)

High Gloss tiled floor, tv point, wall lights, two single radiators, upvc double glazed Georgian style bow window to front elevation, through to:

CONSERVATORY

9'2 x 8'7 max (2.79m x 2.62m max)

Upvc double glazed and brick construction with a polycarbonate roof, High Gloss tiled floor, single radiator, wall lights.

KITCHEN/BREAKFAST ROOM

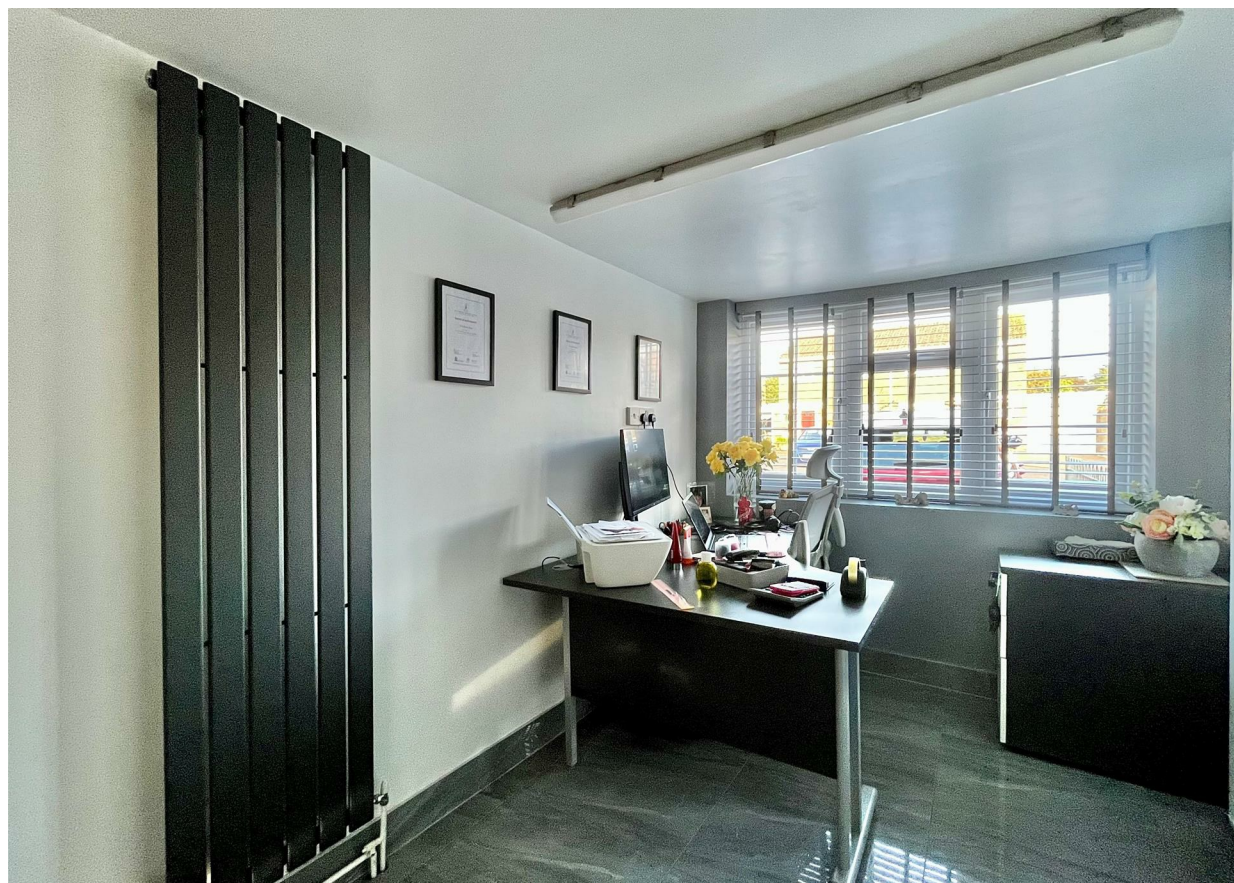
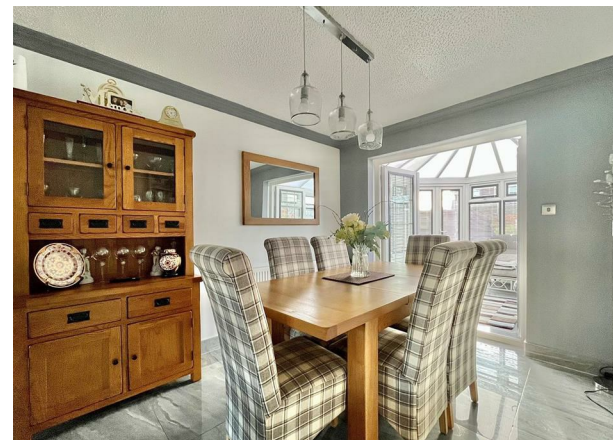
16'8 x 15'7 max (5.08m x 4.75m max)

A range of High Gloss fronted base and wall mounted units, granite worktop, breakfast bar, built in dishwasher, built in induction hob and extractor hood, two built in electric ovens, single bowl sink unit with a mixer tap, downlighters, built in fridge and freezer, vertical radiator, High Gloss tiled floor, upvc double glazed Georgian style window and matching door to rear elevation, through to:

STUDY

11'2 x 6'7 (3.40m x 2.01m)

High Gloss tiled floor, vertical radiator, upvc double glazed Georgian style window to front elevation.





From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, airing cupboard with a hot water cylinder.

BEDROOM 1

12'1 x 10'9 max (3.68m x 3.28m max)

Double built in wardrobe, single radiator, upvc double glazed Georgian style window to front elevation.

BEDROOM 2

12'1 x 10'5 max (3.68m x 3.18m max)

Double built in wardrobe, single radiator, upvc double glazed Georgian style window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 4

8'1 x 7'9 max (2.46m x 2.36m max)

Built in wardrobes, double radiator, upvc double glazed Georgian style window to front elevation, opening to:

BEDROOM 3

10'5 x 6'9 (3.18m x 2.06m)

Downlighters, upvc double glazed Georgian style window to front elevation, through to:

EN-SUITE/FAMILY BATHROOM

13'1 x 6'9 (3.99m x 2.06m)

Roll top bath with a mixer tap and showerhead attachment, wash hand basin with a mixer tap and cupboards below, low level w.c., single radiator, downlighters, shaver point, upvc double glazed Georgian style window to rear elevation.

SHOWER ROOM

7'6 x 5'6 (2.29m x 1.68m)

Walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, cupboards below and worksurface, single radiator, downlighters, upvc double glazed Georgian style window to rear elevation.



OUTSIDE

To the front there is a block paved and concreted driveway providing off road parking for three vehicles.

There is side access via a wooden built gate leading around to a lovely landscaped rear garden with a paved patio, wooden deck, Astroturf and gravel, raised flower borders, pond, wooden built garden shed and all is enclosed by panelled fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

Currently £76.20pm from April to November.

LOCAL AUTHORITY

Council Tax Band: C
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.



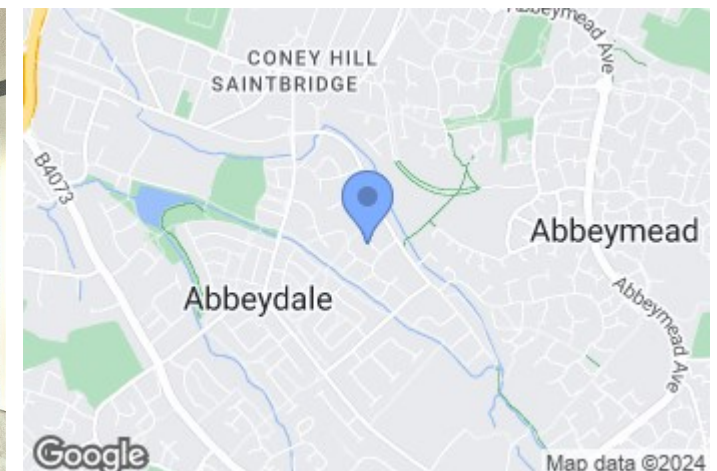


DIRECTIONS

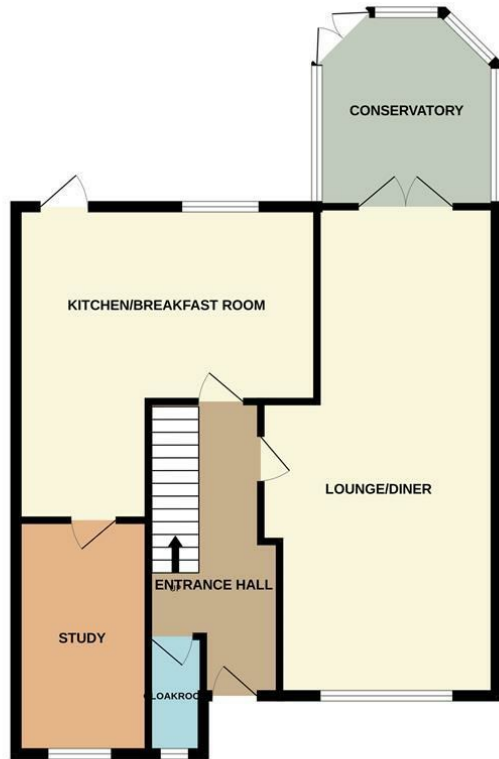
From the Painswick Road roundabout proceed along Painswick Road towards Painswick and at the first set of traffic lights turn left into Heron Way. Continue along here taking the first left into Hawthorne Avenue then take the third turning right into Bittern Avenue. Continue along here and take the third turning right into Hawk Close where the property can be located set back 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



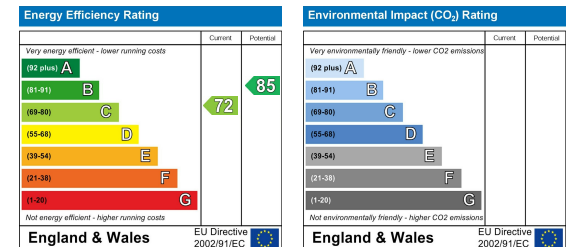
1ST FLOOR



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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