



22 The Wheatridge  
Abbeydale, Gloucester GL4 4DH

**SG** | STEVE GOOCH  
ESTATE AGENTS | EST 1985

**A BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM DETACHED DORMER BUNGALOW enjoying DELIGHTFUL GARDENS with the whole plot approaching A QUARTER OF AN ACRE having A GARAGE and OFF ROAD PARKING for six vehicles in this desirable and sought after location.**

The current owners have lovingly upgraded and improved the property to include an oak fitted kitchen, two luxury shower rooms, oak internal doors, oak flooring, bespoke carpentry to include a cloaks cupboard and oak storage unit, re-wired in 2018, replaced the boiler, replaced flat roofs on the dormer, side porch, garage and outbuilding.

The accommodation comprises entrance porch, entrance hallway, lounge, dining room, kitchen, conservatory, three double bedrooms and shower room. Whilst to the first floor master bedroom, shower room and access to the attic ideal for storage or further conversion (subject to planning).

Additional benefits include upvc double glazing throughout, gas fired central heating, spacious and versatile accommodation, pleasant views, alarm system and a brick built outbuilding ideal for a home office.

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.



Upvc double glazed door leads into:

## ENTRANCE PORCH

Internal post box, light, upvc part glazed door with matching side panel leads into:

## ENTRANCE HALL

Various doors leading off, engineered oak flooring, stairs giving access to the first floor with storage cupboard under, cloaks cupboard with pull out hanging rails and shelving, radiator.

## LIVING ROOM

**16'2" x 11'10" (4.95m x 3.62m)**

Ornate oak fireplace with a marble effect backing and hearth with an electric flame effect fire, power points, radiator, upvc double glazed window to front aspect.

## DINING ROOM

**15'2" x 10'10" (4.64m x 3.32m)**

Oak built in storage unit, radiator, power points, upvc sliding patio doors into:

## CONSERVATORY

**11'2" x 8'7" (3.42m x 2.63m)**

Anglian upvc construction having French doors overlooking the private landscaped rear garden, fitted blinds, power points, radiator and having a solaroof to help mediate the sun's rays.

## FITTED KITCHEN

**11'10" x 11'1" (3.63m x 3.38m)**

Oak kitchen comprising a range of base, drawer and wall mounted units, quartz worksurface and cooker splashback, stainless steel sink and drainer unit with a mixer tap, space and plumbing for automatic washing machine, space and plumbing for dishwasher, space for tumble dryer, double oven, electric hob with extractor hood over, built in microwave, built in larder style freezer and larder style fridge, tiled splashbacks, radiator, display cabinet and wine rack, breakfast bar, tiled flooring, upvc double glazed opaque window overlooking the private landscaped rear gardens, glazed upvc door gives access into a:

## SIDE PORCH

Upvc double glazed opaque door to front aspect, upvc glazed door to the rear, upvc double glazed windows, tiled flooring. Giving access to the side leading to the front of the property and into the rear garden.





## BEDROOM 2

**11'10" x 11'10" (3.62m x 3.61m)**

Mirror fronted sliding door wardrobe with hanging rails and shelving, radiator, power points, upvc double glazed window to front aspect.

## BEDROOM 3

**11'10" x 9'10" (3.62m x 3.01m)**

Radiator, power points, upvc double glazed window overlooking the private landscaped rear garden.

## BEDROOM 4

**11'10" x 10'0" (3.61m x 3.07m)**

Double doors give access to storage, radiator, power points, upvc double glazed window to side aspect.

## SHOWER ROOM

Modern shower room comprising close coupled w.c., wash hand basin with a vanity unit below, walk in double fully tiled shower, a matching storage unit, wall mounted mirror fronted medicine cabinet, chrome heated towel rail, laminate flooring, two upvc double glazed opaque windows to rear aspect.

From the entrance hall stairs give access to the first floor.

## LANDING

Roof light, airing cupboard with slatted shelving, doors leading off.

## MASTER BEDROOM

**14'3" x 11'1" (4.36m x 3.39m )**

Built in bedroom furniture, radiator, storage into the eaves, upvc double glazed window to side aspect, upvc double glazed window overlooking the private landscaped rear gardens, small door through to:

## BALCONY

Access to further eaves storage.

## SHOWER ROOM

Modern suite comprising close coupled w.c., modern wash hand basin with a vanity unit below, a matching storage unit with matching mirror fronted medicine cabinet, chrome heated towel rail, fully tiled shower cubicle, laminate flooring, upvc double glazed opaque window to rear aspect.

## ATTIC SPACE

Ideal for storage and potential conversion (subject to the necessary planning regulations), wall mounted boiler.



## OUTSIDE

To the front there is an imprinted concrete driveway providing ample off road parking for approximately six vehicles and in turn leads to a:

## SINGLE INTEGRAL GARAGE

**15'9" x 8'6" (4.82m x 2.61m)**

Accessed via an up and over door having power and lighting. Electric car charging point.

Gated access to the side aspect with the front being enclosed by a combination of timber panel fencing and mature hedging. There is also a decorative gravelled area.

The gardens to the rear comprise a large patio area, decorative gravelled area, decked seating area enjoying the views towards Robinswood Hill. It is primarily laid to lawn having mature trees being bayleaf, sycamore and cherry trees, shrubs, bushes, two outside water taps, outside lighting and is enclosed by a combination of mature hedging and close board fencing. There is a fenced vegetable produce area with apple and pear trees. A garden shed. The whole plot is approaching a quarter of an acre and has a private rear aspect. There is also a:

## BRICK BUILT OUTBUILDING

**15'1" x 7'5" (4.61m x 2.28m)**

Currently used as a workshop/gym, upvc double glazed part glazed door, two upvc double glazed windows, power and lighting ideal for a home office.

## SERVICES

Mains water, electricity, gas and drainage.

## WATER RATES

To be advised.

## MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.





## LOCAL AUTHORITY

Council Tax Band: E

Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

## 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

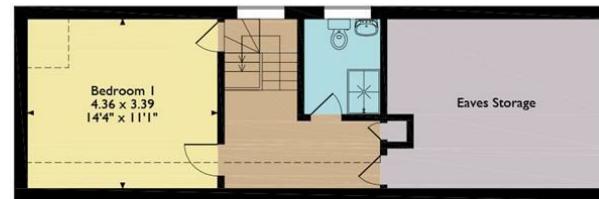
From Eastern Avenue turn where signposted onto Painswick Road towards Painswick and go over the traffic lights then just after the petrol station take the second turning left into The Wheatridge where the property can be located after a short distance on the right hand side with a For Sale board.

## PROPERTY SURVEYS

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



Approximate Gross Internal Area  
 Main House = 139 Sq M/1496 Sq Ft  
 Garage = 12 Sq M/129 Sq Ft  
 Outbuilding = 11 Sq M/118 Sq Ft  
 Total = 162 Sq M/1743 Sq Ft



First Floor



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

#### 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			





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