



34 Skylark Way, Abbeydale, Gloucester, GL4 4QY

£420,000

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**Farr & Farr** Sales Lettings 



**34 Skylark Way, Abbeydale,  
Gloucester, GL4 4QY**

**£420,000**

**A SURPRISINGLY GOOD SIZED AND WELL  
PLANNED DETACHED FAMILY HOME  
TOGETHER WITH POSSIBLE DEVELOPMENT  
POTENTIAL**

Skylark Way is a small cul-de-sac situated off the Painswick Road approximately 1 1/2 miles to the South of Gloucester city centre.

Excellent schooling and shops are close by and access to the Southern ring road is only a short drive.

Number 34 offers individual accommodation and give's surprisingly practical space. The master has a large ensuite shower room and there is a good size sitting room, dining room as well as a study, a kitchen, utility room and ground floor shower room. To the exterior, the gardens to the front are private, there are two garages, one of which is attached to the house, the other is detached, the property has large rear gardens that allow for the possibility of a building plot or further development.

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

#### **ENTRANCE PORCH**

UPVC with tiled floor. Light. Meter box and hardwood front door to:-

#### **ENTRANCE HALL**

Of a good size with staircase to landing. Radiator. Alarm controls. Wall thermostat.

#### **SHOWER ROOM/CLOAKROOM**

Fully tiled shower cubicle with Triton controls. Vanity unit with wash hand basin. Low-level WC. Shaver light. Extractor fan. Radiator.

#### **SITTING ROOM 14' 6" x 11' 4" (4.42m x 3.45m)**

Bay window. Stone fireplace. Two double radiators. Two 15 light glazed doors.

#### **DINING ROOM 12' 8" x 10' 0" (3.86m x 3.05m)**

Radiator. UPVC double glazed double French doors to terrace and garden. Door to:-

#### **KITCHEN/BREAKFAST ROOM 13' 2" x 10' 0" (4.01m x 3.05m)**

Stainless steel sink unit with cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Vinyl floor. Gas point. Cooker control panel. Space for fridge. Understairs store cupboard. Door to:-

#### **UTILITY ROOM 4' 8" x 4' 8" (1.42m x 1.42m)**

Worktops within inset sink and cupboard below. Plumbing for washing machine. Double radiator. Part tiled walls. Door to garage.

#### **STUDY 8' 9" x 9' 4" (2.66m x 2.84m)**

Windows to the front and side. Radiator. Access to small loft.

#### **LANDING**

Access to loft. Store cupboard.

#### **BEDROOM 1 12' 7" x 10' 2" (3.83m x 3.10m)**

(Plus bay window). Two radiators. Three double and one single built-in wardrobe cupboards.

#### **ENSUITE SHOWER ROOM**

Of a very good size with large double shower with Marbrex splashback and stainless steel controls with glazed sliding door. Vanity unit with wash hand basin. Low-level WC. Part marbex walls. Shaver light. Radiator. Double airing cupboard with factory lagged cylinder and shelving.

#### **BEDROOM 2 11' 6" x 9' 6" (3.50m x 2.89m)**

Radiator. Double and single wardrobe cupboards with over bed cupboards.

#### **BEDROOM 3 9' 0" x 7' 7" (2.74m x 2.31m)**

Wardrobe cupboard and over bed cupboards. Radiator.

#### **BEDROOM 4 8' 6" x 7' 0" (2.59m x 2.13m)**

Wardrobe cupboard.

#### **BATHROOM**

Panelled bath with mixer taps and fully tiled splashback. Pedestal wash hand basin. Low-level WC. Half tiled walls. Radiator. Shaver light. Vinyl floor.

#### **EXTERIOR**

Front gardens, very private with high hedge and mature trees. Good area of lawns and wide path to the front door with side access to rear gardens.

Rear gardens approximately 110' In length and very private with large area of paved terrace and gated side access to further driveway. Good area of lawns with mature shrubs and bushes to either side with a possibility of further potential for development (an annex, larger garage or even separate dwelling).

#### **GARAGE ONE 19' 8" x 8' 0" (5.99m x 2.44m)**

Up and over door. Shelving. Vaillant gas fired central heating boiler. Window to the side.

#### **GARAGE TWO**

Detached with up and over door. Personal door.

#### **AGENTS NOTE**

COUNCIL TAX: E

EPC: D-62

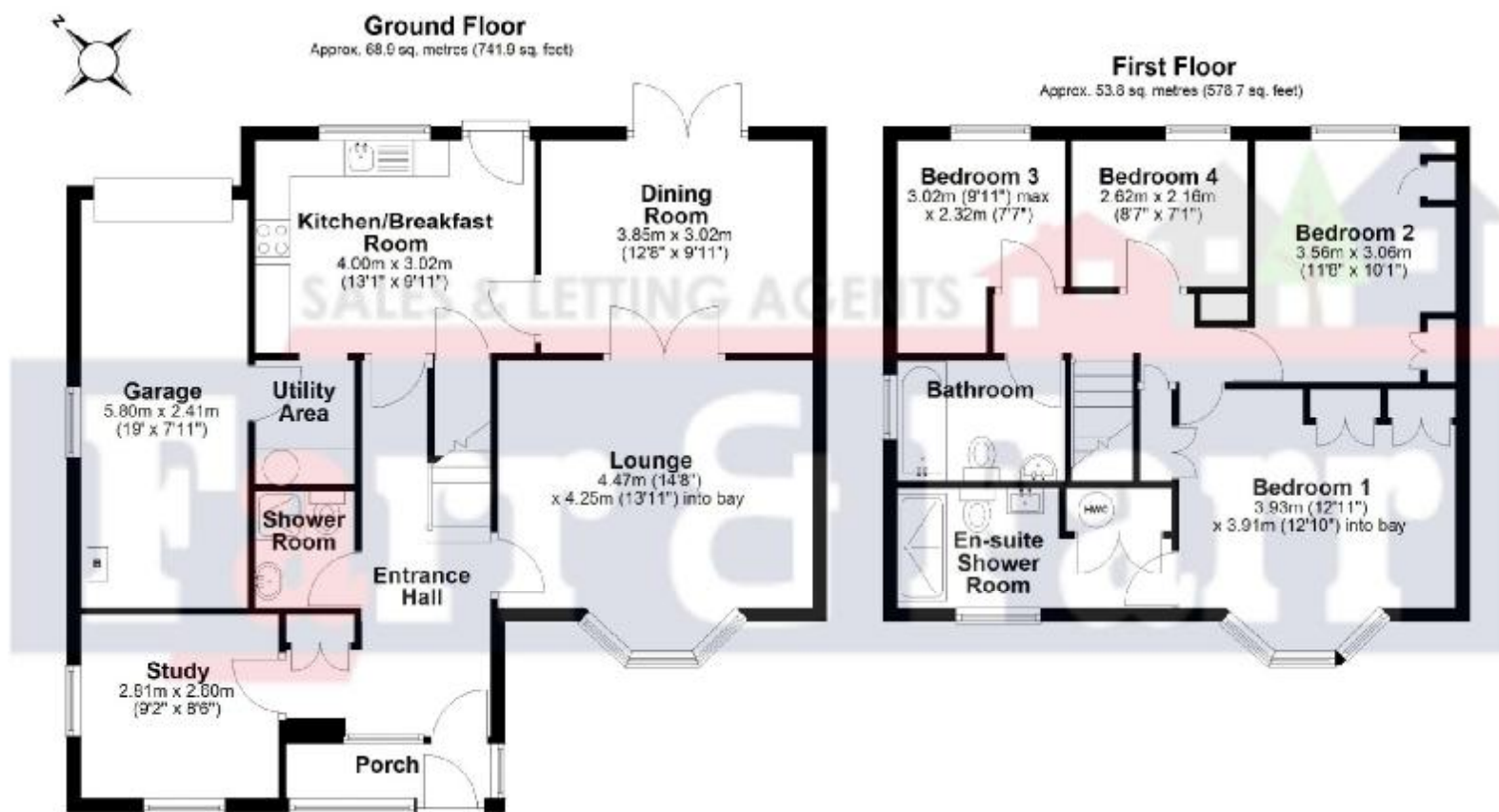












Total area: approx. 122.7 sq. metres (1320.6 sq. feet)

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.

#### City Centre

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ enquiries@  
fairandfair.co.uk

#### Hucclecote

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355  
✉ hucclecote@  
fairandfair.co.uk

#### Longlevens

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 360444  
✉ longlevens@  
fairandfair.co.uk

#### Lettings

40 Oxstalls Way  
Gloucester GL2 9JQ  
☎ 01452 238298  
✉ lettings@  
fairandfair.co.uk