



01452 690553



sales@applebys.estate



www.applebysestateagents.co.uk



**4 Kimberland Way, Abbeymead, GL4 5TW**

**£355,000**

Are you searching for a DETACHED FOUR BEDROOM family home? Then look no further, this property is immaculately presented and ready to move into. The Master Bedroom enjoys an ENSUITE with a further THREE DOUBLE BEDROOMS, GARAGE and OFF ROAD PARKING.\*\*\*Viewing is a must to appreciate what is on offer\*\*\*

Entrance Hall

Cloakroom

Lounge 14'6 x 12'3 (4.42m x 3.73m)

Kitchen/Dining/Family Room 22'5 x 22'2  
(6.83m x 6.76m)

Utility 6'7 x 5'6 (2.01m x 1.68m)

Bedroom 1 14'8 x 9'10 (4.47m x 3.00m)

Ensuite Shower Room

Bedroom 2 11'11 x 8'2 (3.63m x 2.49m)

Bedroom 3 10'0 x 7'2 (3.05m x 2.18m)

Bedroom 4 9'1 x 7'8 (2.77m x 2.34m)

Bathroom

#### OUTSIDE

The Block paved driveway enjoys OFF ROAD PARKING leading to the GARAGE (19'11 x 8'7) via up and over door, with side access leading to the rear garden.

The rear garden is mostly laid to lawn, patio to the back of the property which leads from the kitchen/diner, the bifold doors bring the outside in, ideal for entertaining!

#### Services

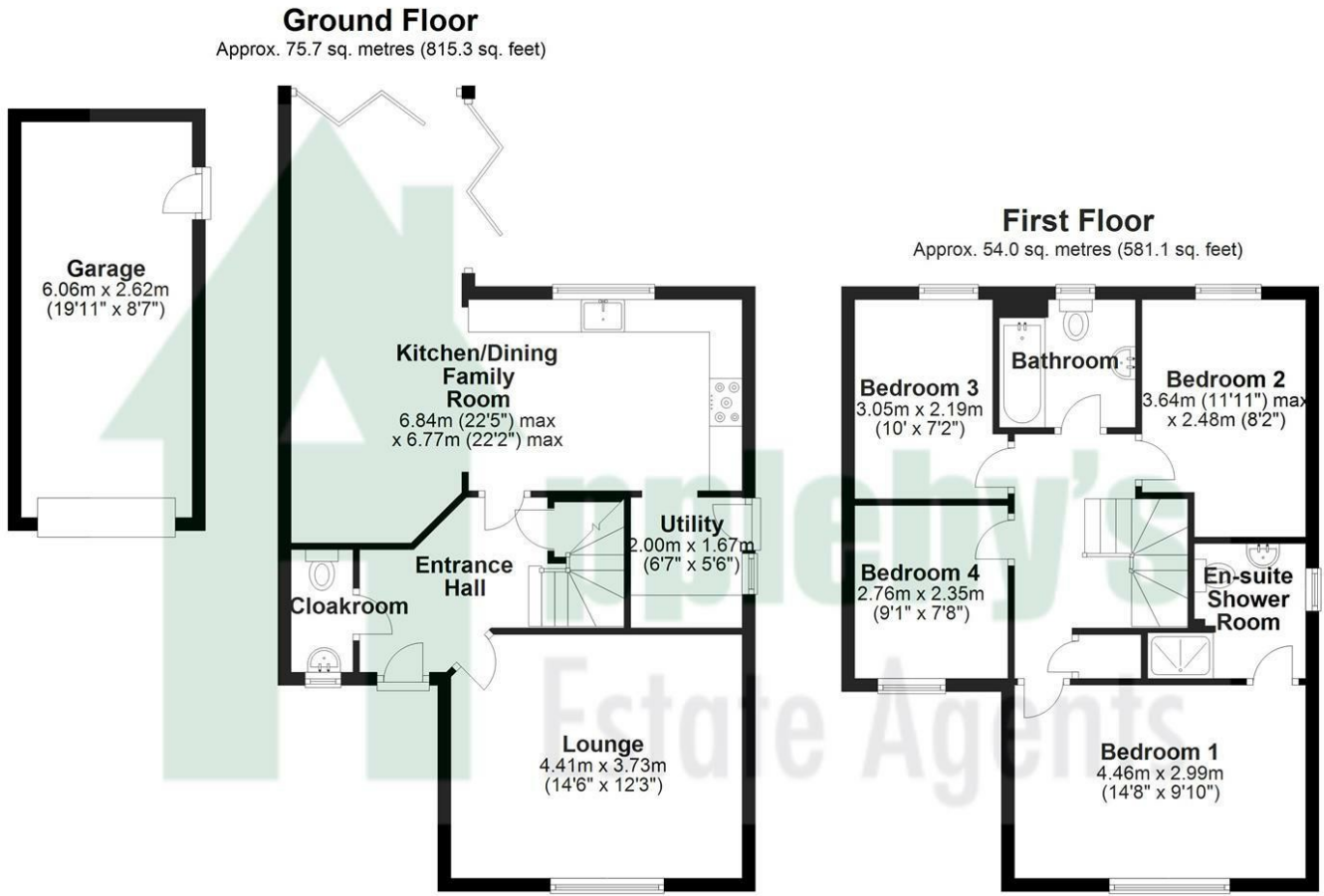
Mains drainage, gas

Gloucester City Council tax band E

#### Tenure

Freehold

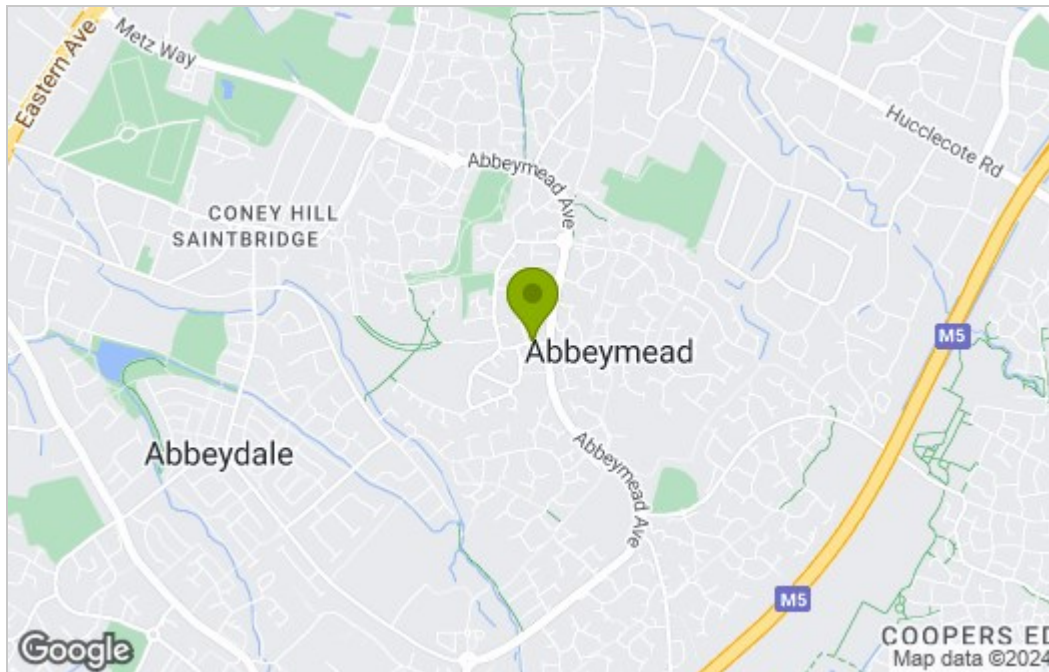
# Floor Plan



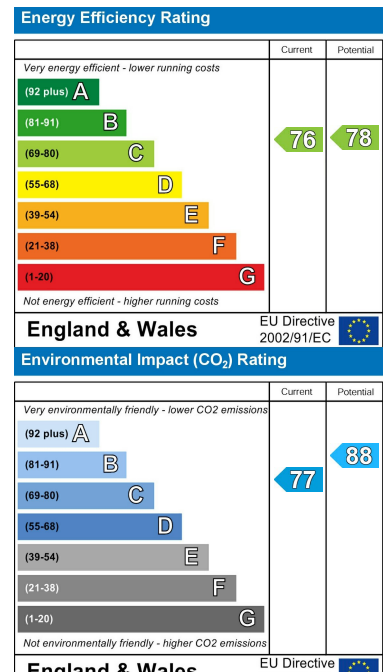
Total area: approx. 129.7 sq. metres (1396.4 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.