



11 Kingsmead

, Abbeymead, GL4 5DY

**Offers in excess of £435,000**



Welcome to this charming **FOUR** bedroom detached home located in the desirable area of Kingsmead, Abbeymead.

As you step inside, you'll be greeted by a well-presented interior, the property features a **STUDY**, ideal for those who work from home. One of the highlights of this home is the delightful sunroom, enjoying a pleasant view over the garden.

The master bedroom comes complete with an **ENSUITE**, with three of the bedrooms having built in wardrobes.

Parking will never be an issue with space for up to six vehicles, Additionally a **DOUBLE GARAGE**. Situated on a no-through road off Upton Lane, this property offers a private setting.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm of this Kingsmead property for yourself.

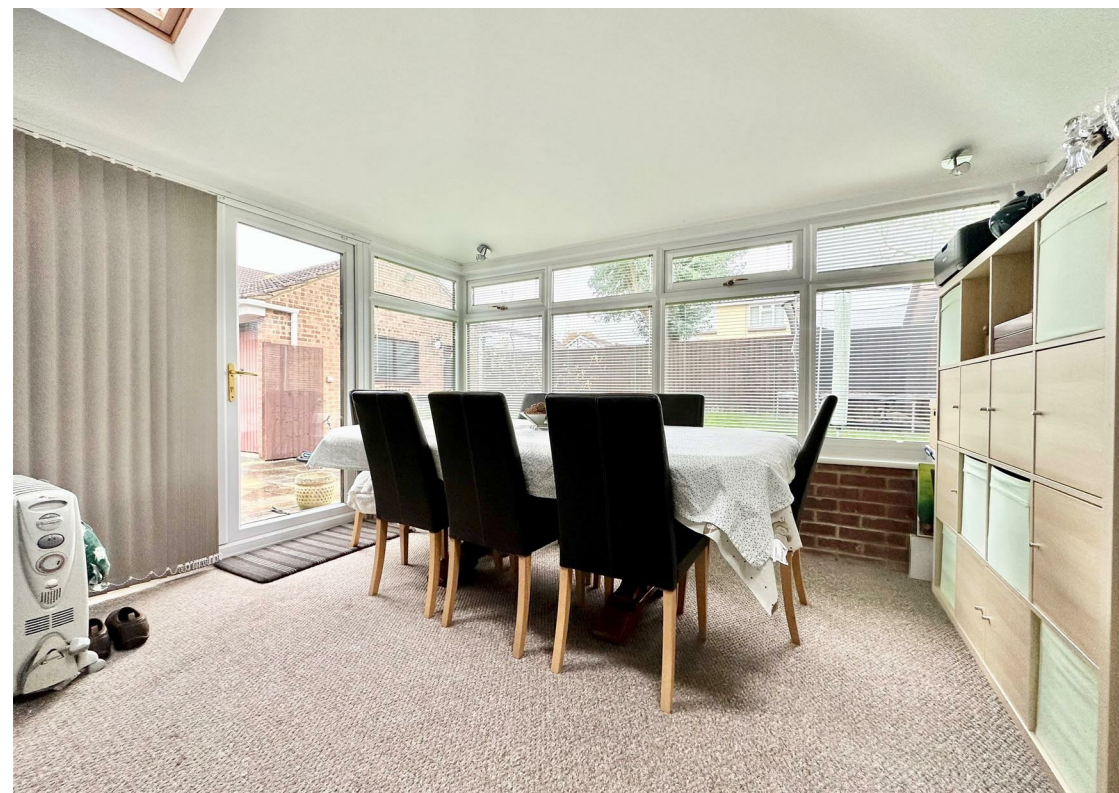
### Entrance Hall

Lounge  
20'8 x 12'2 (6.30m x 3.71m)

Sun Room  
12'8 x 12'2 (3.86m x 3.71m)

Kitchen  
10'0 x 9'3 (3.05m x 2.82m)

Utility





**Office/Bedroom**  
10'1 x 10'0 (3.07m x 3.05m)

**Bedroom 1**  
11'9 x 9'7 (3.58m x 2.92m)

**Ensuite**

**Bedroom 2**  
9'10 x 9'3 (3.00m x 2.82m)

**Bedroom 3**  
10'0 x 7'1 (3.05m x 2.16m)

**Bedroom 4**  
9'8 x 6'9 (2.95m x 2.06m)

**Bathroom**

**OUTSIDE**

Situated on a NO THROUGH ROAD an abundance of OFF ROAD parking on the drive leading to the DOUBLE GARAGE.

The enclosed rear garden is mainly laid to lawn with a patio area at the back of the sunroom, garden shed and access to the side entrance.

**Double Garage**  
16'7 x 16'3 (5.05m x 4.95m)

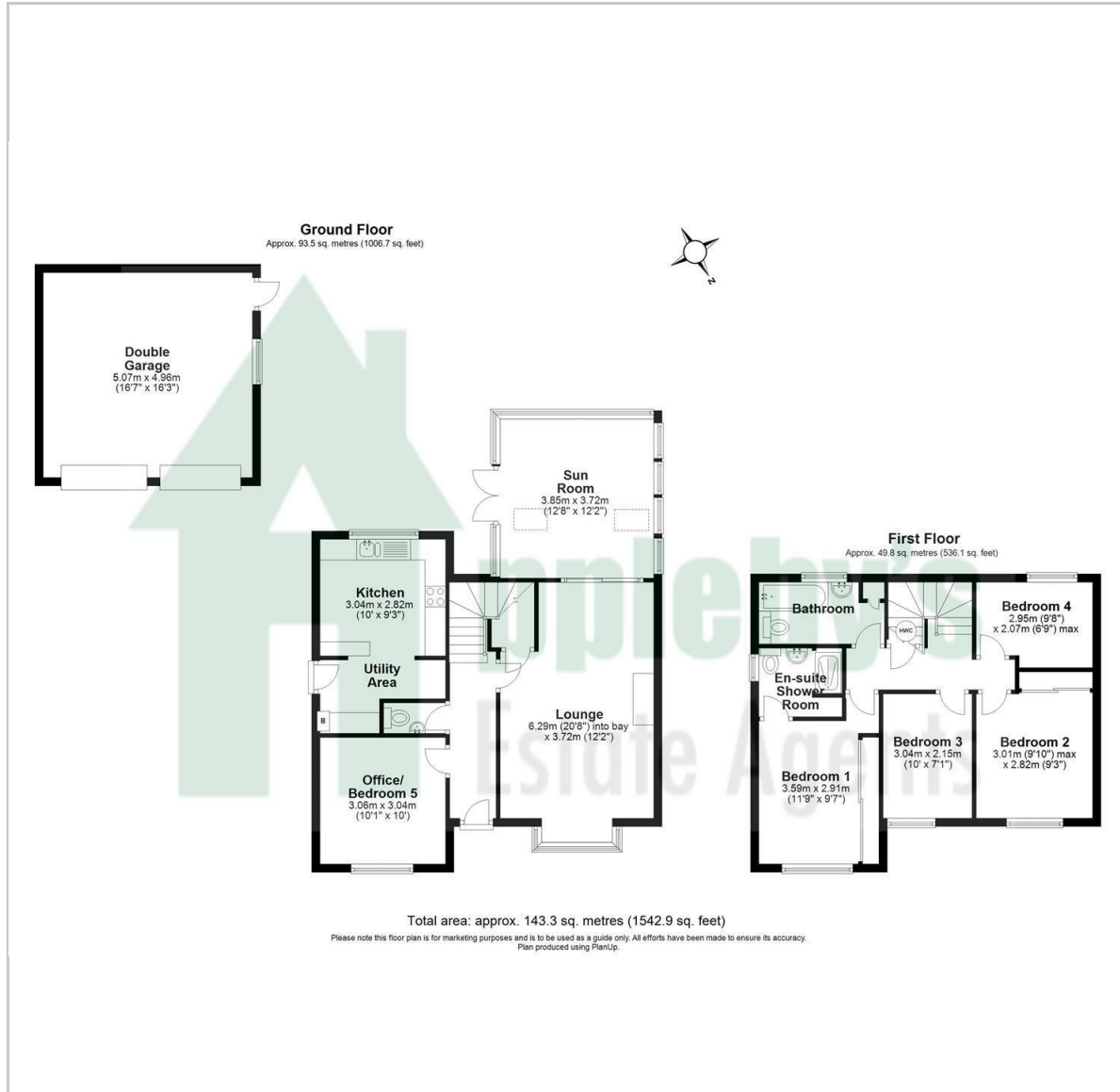
**Services**

Mains drainage and gas central heating  
Gloucester City Council tax band E

**Tenure**  
Freehold



## Floor Plan

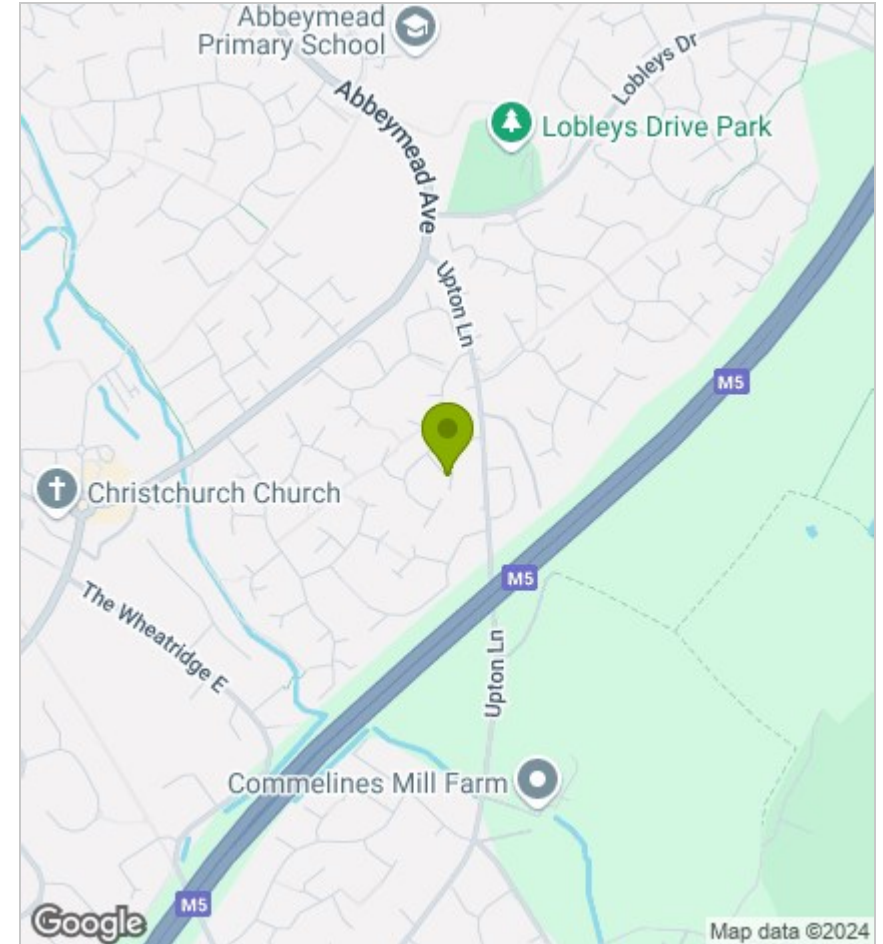


## Viewing

Please contact our Appleybys Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

