



5 Rustic Close, Gloucester, GL4 4FT

£415,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled in the charming Rustic Close, Abbeydale, this stunning semi-detached home offers a perfect blend of modern living and spacious comfort. Boasting a double storey extension, the property has been beautifully modernised by the current owners, showcasing a contemporary open plan design that is ideal for both family life and entertaining.

A gorgeous navy kitchen with breakfast bar opens out to the main living room and through to the sun room, really cementing this space as the heart of the home perfect for family time, or entertaining friends and family. Furthermore downstairs, there is a versatile office space, which could also be utilised as a games room/additional bedroom, a utility room, and downstairs WC.

Upstairs, the five generously sized bedrooms ensure that there is plenty of space for family members guests, or an additional home office. Completing the first floor accommodation is the family bathroom.

The incredibly generous rear garden is a true oasis, perfect for outdoor activities, gardening, or simply enjoying the fresh air.

To the front. the property offers a single garage and off-road parking in front of.

This really is a ready made family home that needs to be viewed in order to fully appreciate what is on offer!


Agents Note.
Freehold
EPC Rating: C72
Gloucester City Council Tax Band: D
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

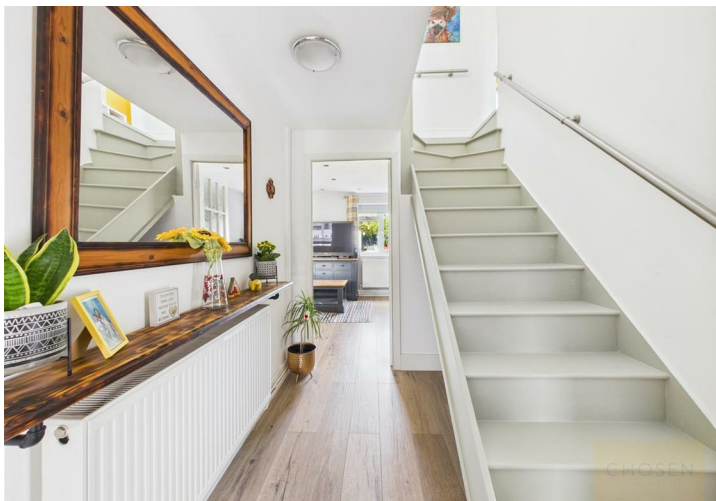
Flood Risk:
Rivers & Sea: Very Low
Surface Water: Very Low

Standard 5 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

- Extended Five Bedroom Home
- Beautifully Modernised By Current Owners
- Cul-De-Sac Location With Beautiful Treeline Adjacent
- Contemporary Open Plan Living
- Separate Office/Play Room Downstairs
- Incredibly Generous Rear Garden
- EPC Rating: C72
- Council Tax Band: D

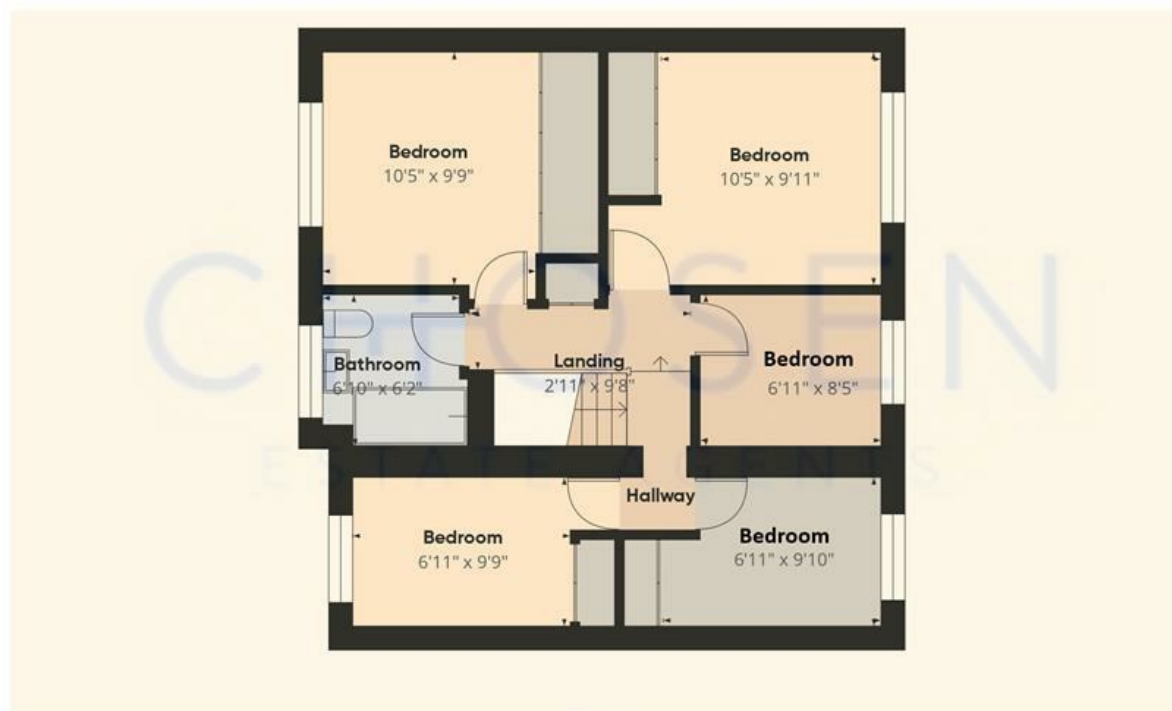
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area⁽¹⁾

1247 ft²

Reduced headroom

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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