



Oakbank, Gloucester GL4 0AZ
£650,000



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• No onward chain • Four double bedroom detached family home with en-suite to master • Generous & flexible living accommodation throughout • Integral double garage providing the opportunity to create further living accommodation • Positioned on a plot measuring approximately 0.21 acres with mature private rear garden • Set within the highly desirable cul-de-sac of Oakbank • Elevated position with stunning far reaching views across Gloucester • EPC rating TBC • Gloucester City Council - Tax Band G (£3,731.29 per annum) 2025/2026



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hallway

Spacious and welcoming entrance hallway provides access to the living room, kitchen, study, downstairs w.c, built-in storage cupboard and stairwell leading to the first floor accommodation.

Living Room

The light and airy living room benefits from a bay window overlooking the front aspect. Glass panelled double doors provide access to the dining room.

Dining Room

Generous sized room with sliding doors providing access to the rear garden. Access is also provided to the kitchen.

Kitchen

The beautifully presented characterful boasts a wealth of charm. Spacious in size, the kitchen provides suitable space for a breakfast table if required as well as ample worktop and storage space with integrated appliances to include has hob and electric

double ovens. Access is provided to a pantry cupboard beneath the stairwell, utility room and to an internal hallway. Window overlooks the rear aspect rear garden with sliding doors providing further access to the garden itself.

Utility Room

As an extension to the kitchen, the utility room provides suitable space for many freestanding appliances as well as plumbing for a dishwasher and automatic washing machine.

Internal Hallway

Linked from the kitchen, the hallway provides access to the integral garage whilst a further set of sliding doors provide access to the rear garden.

Integral Garage

Generous sized double garage benefits from power and lighting with two sets of up and over doors providing access from the front. The garage provides the flexibility to be converted into additional living space if required.



Study

The versatile room allows the flexibility for multiple uses such as a study, play room or second living room with window overlooking the front aspect.

Downstairs W.C

Fully tiled white suite cloakroom comprises w.c, wash hand basin, heated towel rail and window with frosted glass overlooking the front aspect.

Landing

Landing provides access to all four bedrooms, family bathroom and to the loft above.

Master Bedroom

Double bedroom with two sets of built-in double wardrobes and bay window overlooking the front providing far reaching views across Gloucester. Access is provided to an en-suite.

En-Suite

Modern tiled white suite shower room comprises w.c, wash hand basin with storage below, walk-in shower cubicle and window with frosted glass overlooking the front aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect.

Bedroom Three

Double bedroom with wash hand basin and window overlooking the front aspect.

Bedroom Four

Double bedroom with two sets of built-in wardrobes and window overlooking the rear aspect.

Family Bathroom

Generous sized family bathroom comprises w.c, bidet, wash hand basin, shower cubicle, heated towel rail and window with frosted glass overlooking the rear aspect.

Outside

To the rear, the property boasts a large private rear garden with mature hedgerows and planting helping to maintain the privacy to the area. Patio area adjacent to the house itself allows for a suitable seating area ideal for alfresco dining and entertaining guests throughout the summer months. The patio steps up to large lawned area which inclines to continue to provide views across Gloucester. Side access either side of the property leads to the front of the home where an additional lawned area is found alongside the driveway leading to the garage.

Location

Touching Robinswood Hill the sought after cul-de-sac location of Oakbank is ideal for working professionals and those looking for a quieter paced lifestyle. Ideally located as a main travel link to both Stroud, Cheltenham, Bristol and the city centre, public transport, various amenities include doctors surgery, shops, public houses and playgrounds complete the established suburb which in



turn also benefits from the Country Park of Robinswood Hill adjoining the property.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band G (£3,731.29 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

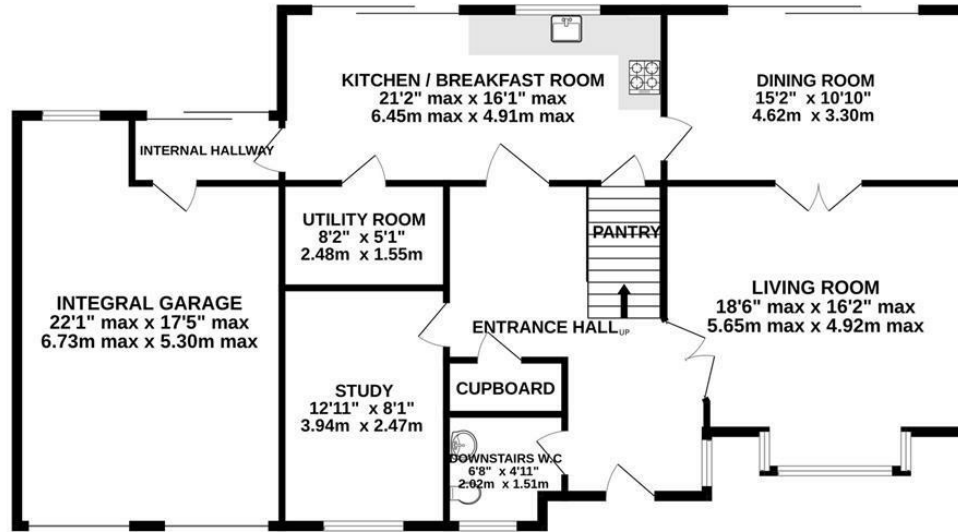
Heating: Gas central heating.

Broadband speed: Basic 3 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

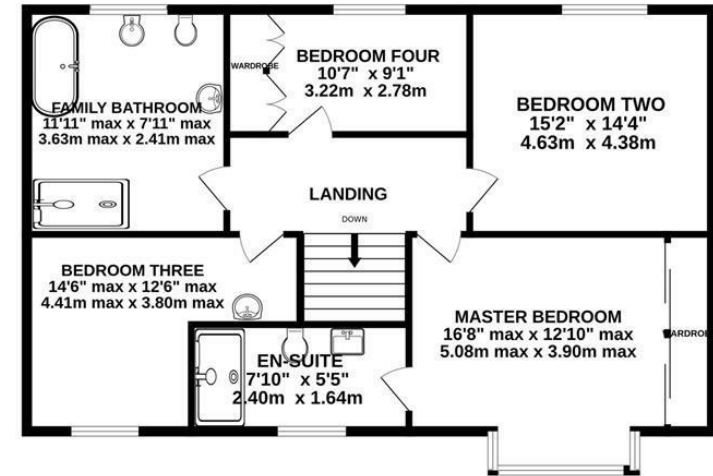
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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