



## 9 Vernal Close

Abbeymead, Gloucester, GL4 5FW

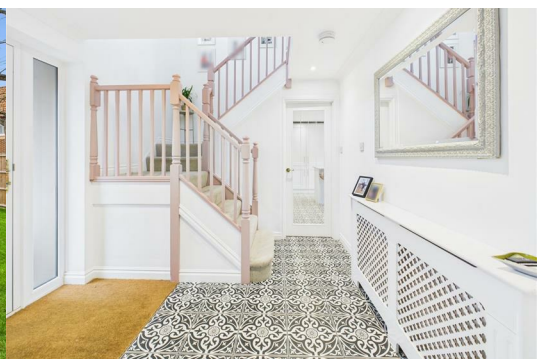
**Offers in excess of £485,000**



We are delighted to welcome to the market this exceptionally presented detached family home, tucked away at the end of a quiet and highly sought-after cul-de-sac in Abbeymead.

Presented in A1 condition throughout, this property is a fine example of modern family living. If you are searching for space, style, and quality finish, then this home will not disappoint. The standout feature is the impressive kitchen/diner, perfectly suited for family life and entertaining.

The property is ideally located with excellent local amenities and highly regarded schools all within easy reach, making it a perfect choice for growing families.





### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, recessed down lights, stairs to first floor, doors to both lounge & kitchen/diner.

### Lounge

Upvc double glazed windows to front & Upvc double glazed sliding doors to rear, television point, radiators, power points, gas fire place, coving.

### Open Plan Kitchen/Diner

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, built in appliances, recessed down lights, radiator, power points, under stairs storage cupboard. Door to:

### Utility Room

Upvc double glazed window & door to side, base level units with roll edge work tops, sink/drain, plumbing for washing machine, radiator, partly tiled walls. Door to:

### Cloakroom

Low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls, extractor fan.

### First Floor Landing

Upvc double glazed windows to front, access to loft via hatch, airing cupboard, doors to all rooms.

### Bedroom 1

Upvc double glazed windows to rear, radiator, power points.

### Dressing Area

Fitted wardrobes, tiled flooring, power point, door to:

### En-Suite

Upvc double glazed frosted window to side, shower cubicle, low level wc & pedestal wash hand basin, recessed down lights, heated towel rail. tiled flooring, partly tiled walls.

### Bedroom 2

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

### Bedroom 3

Upvc double glazed windows to front, radiator, power points, built in wardrobe.

### Bedroom 4

Upvc double glazed windows to rear, radiator, power points.

### Bathroom

Upvc double glazed frosted window to rear, panelled bath with shower over, low level wc & x 2 pedestal wash hand basins, partly tiled walls, recessed down lights, radiator.

### Rear Garden

An enclosed garden which is partly paved, mainly laid to lawn, gated side access, cold water tap.

### Double Garage

Up & over doors, power & lighting. Window to front, wall mounted combination boiler.

### Tenure

Freehold.

### Services

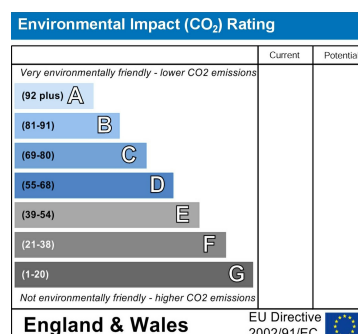
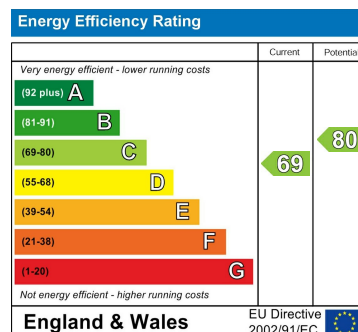
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band E

### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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