



R B WALTERS
ESTATE AGENTS



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*Windmill Field, Abbeymead, Gloucester,
Gloucestershire, GL4 4RQ.*

£450,000

A beautiful and stylish family home which has been exquisitely updated by the current owners with high quality fittings throughout and must be viewed to be fully appreciated.

Step through the front door of this detached house and you are immediately aware of the care and love that has gone in to upgrading this home.

The kitchen was refitted in 2021 with underfloor heating and Neptune Oak cupboards which have been hand painted and finished with Deckton work surfaces. High quality, integrated appliances such as fridge and freezer, 5 ring gas hob, dishwasher and double oven are all included as well as a superb larder style cupboard which will be the envy of all your friends. The bright and airy lounge and dining room are located across the back of the house with direct access to the rear garden. There is also a cloakroom with access to the garage where plumbing has been installed for the washing machine. Upstairs there are four generous bedrooms with the master having an ensuite which was refitted with Neptune fittings and underfloor heating in 2024. There is also a family bathroom that was also refitted at a similar time.

Outside the property provides plenty of parking on the resin driveway which was installed in 2023 and there is a garage. Side access leads to the good size garden which has been landscaped and enjoys very good privacy and features a good size patio, artificial lawn and attractive seating area at the far end where there is power to a garden shed.

The enhancements already mentioned in this home have all been carried out over the past 5/6 years and also include a new boiler, new radiators throughout, outside lighting, new internal doors and a fully boarded loft space with access ladder, power and light.

Located at the end of a small close with no passing traffic and therefore enjoying a quiet and peaceful position making it ideal home to raise a family. The property is situated close to Barnwood Park school with several infant schools also close by, whilst Grammar schools at Sir Thomas Rich's, Crypt and Ribston Hall are all within 2 miles. The property has good access to the City centre where the main line rail station provides a direct link to London Paddington. The M5 can be reached in a little under 10 minutes and there are plenty of play areas and recreational facilities close by.

Entrance Hall

Cloakroom

6' 5" x 2' 4" (1.95m x 0.71m)

Kitchen

14' 0" x 8' 5" (4.26m x 2.56m)

Living Room

15' 2" x 11' 1" (4.62m x 3.38m)

Dining Room

8' 11" x 8' 6" (2.72m x 2.59m)

First Floor Landing

Bedroom

12' 0" x 9' 10" (3.65m x 2.99m)

Ensuite

8' 4" x 4' 10" (2.54m x 1.47m)





Bedroom
14' 0" x 8' 0" (4.26m x 2.44m)

Bedroom
9' 6" x 7' 9" (2.89m x 2.36m)

Bedroom
9' 9" x 6' 9" (2.97m x 2.06m)

Bathroom
6' 10" x 5' 6" (2.08m x 1.68m)

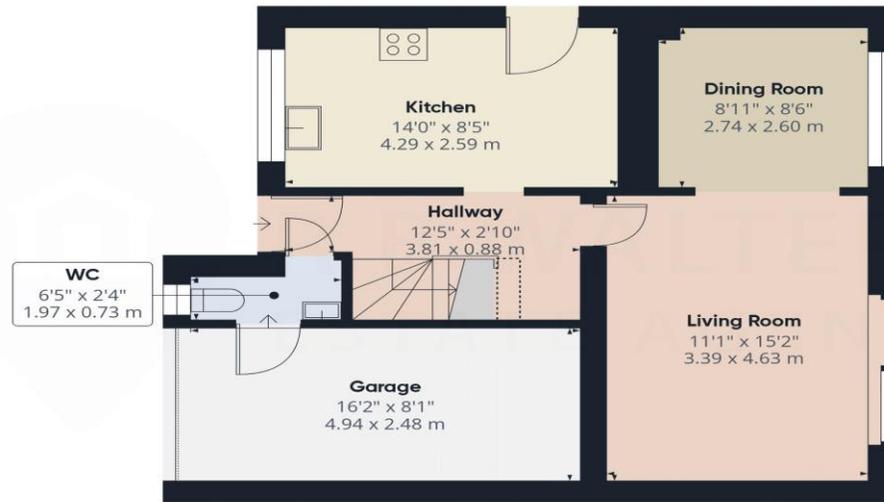
Outside

Driveway Parking

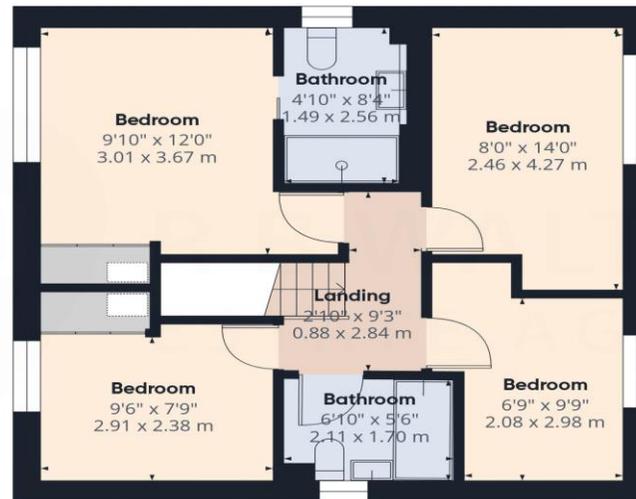
Garage
16' 2" x 8' 1" (4.92m x 2.46m)

Rear Garden





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1104 ft²
102.5 m²

Reduced headroom

3 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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