

Angelica Way, Abbeymead, Gloucester, GL4 5WJ.

Use This Section to Write Your Own Personal Property Notes -

Purpose Built Outdoor Covered Kitchen

Garden Room/Bar

Double Garage now a Home Office/Salon

Immaculately Presented

Open Plan Kitchen/Diner

Four Bedrooms

Refitted Bathrooms

Study/Utility

Parking for 5/6 Cars

Security System

£550,000

This beautifully presented property is most certainly one for those who love to entertain and need to work from home. The double garage has been part converted to provide a home office or salon and there is a superb, purpose built al fresco kitchen and separate garden room/bar.

This spacious detached house is immaculately and tastefully presented by the current owners and provides spacious accommodation throughout which offers everything any family could possibly need. The ground floor has a good size lounge with front and back aspect and feature inset, wall mounted gas fire, study/office and cloakroom. The large open plan kitchen/diner has been fully fitted with integrated dishwasher, fridge/freezer, double oven, induction hob, breakfast bar and fantastic concealed pantry all finished off with granite worktops and bi-fold doors opening to the garden.

Upstairs the four bedrooms are all generous in size with two having built in wardrobes and the master having en suite bathroom whilst the refitted family bathroom has a stunning walk-in shower.

The rear of the property is extremely private with a good screen from all neighbouring properties and has been landscaped with a large patio area, insulated and heated garden room with bar which could easily become a garden office if needed. A stunning addition to this property is the stone built and covered outdoor kitchen which has large scale marble work surfaces, built in stainless steel BBQ, two ring gas hob, sink unit, plenty of drawers and storage cupboards and lighting.

The front driveway is large enough for 5/6 cars to park or a motorhome and the double garage has been part converted with a storage area retained at the front and a beauty salon at the back with separate lockable access without having to go through the main house. The current salon would also make for an ideal office or studio.

Entrance Hall

Cloakroom

Lounge 19' 3" x 11' 10" (5.86m x 3.60m)

Study/Office 7' 1" x 6' 6" (2.16m x 1.98m)

Kitchen/Diner 19' 9" x 17' 6" (6.02m x 5.33m)

First Floor Landing

Bedroom 13' 6" x 10' 7" (4.11m x 3.22m)

En Suite Bathroom

Bedroom 10' 5" x 9' 10" (3.17m x 2.99m)

Bedroom 10' 0" x 7' 2" (3.05m x 2.18m)

Bedroom 8' 10" x 6' 9" (2.69m x 2.06m)

Bathroom

OUTSIDE

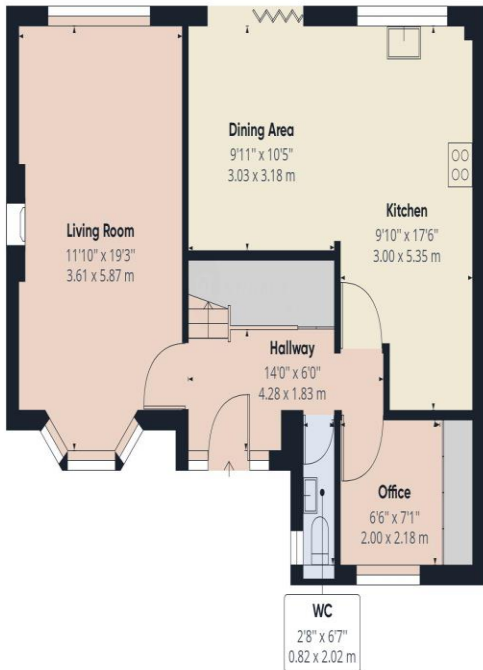
Parking for 5/6 Cars

Double Garage (Converted in to front storage and rear beauty salon) 12' 0" x 8' 8" (3.65m x 2.64m)
(Salon Measurements)

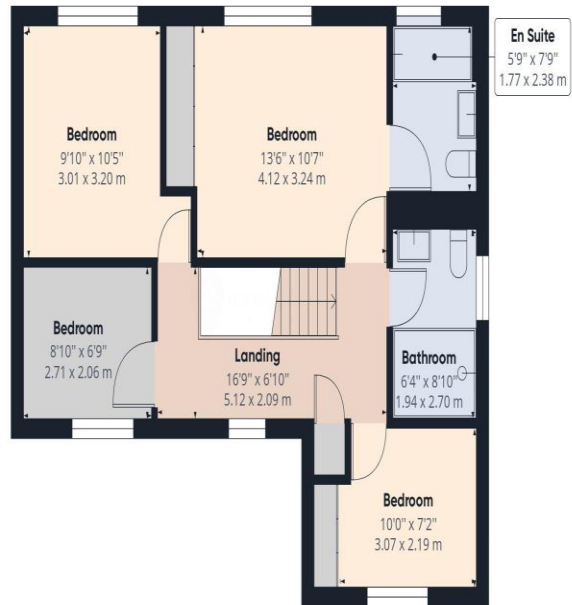
Rear Garden

Garden Room/Bar 14' 7" x 11' 5" (4.45m x 3.49m)

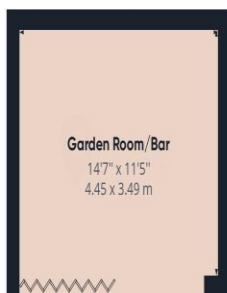
Outdoor Covered Kitchen



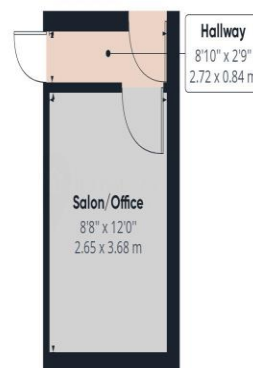
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾

1595.61 ft²

148.24 m²

(1) Excluding balconies and terraces

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

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