



37 The Larches, Abbeymead GL4 5WR
£425,000



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• Four bedroom detached family home • Ample off road parking • Well presented throughout • En-suite to master bedroom • Private and enclosed rear garden • Popular location • Great transport links between Gloucester and Cheltenham • Within walking distance to local amenities • EPC TBC • Tax Band D - Gloucester City Council - £2,348.17 per annum (2026/2027)



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Accommodation

Stepping into the property, the welcoming entrance hall provides access to the kitchen, WC, living room, integral garage, and stairs leading to the first floor. Recently installed, the contemporary kitchen is generously sized and offers ample storage through a range of wall and base units. It also benefits from space for a freestanding oven and an integrated dishwasher. Adjoining the kitchen is a practical utility room, providing further storage, an integrated fridge/freezer, and plumbing for both a washing machine and tumble dryer. A door from the utility room gives direct access to the rear garden. The living room is a particularly spacious and inviting area, enhanced by a bay-style window fitted with shutters. Open plan access leads through to the dining area, creating an ideal space for family living and entertaining. Sliding doors from the dining room open directly onto the patio, connecting the indoor and outdoor spaces.

On the first floor, the accommodation comprises four well-proportioned bedrooms, three of which are comfortable doubles. The master bedroom benefits from built-in wardrobes and a modern en-suite shower room featuring a WC, wash hand basin, and shower enclosure. Completing the accommodation is a stylish family bathroom, fitted with a WC, wash hand basin, and a bath with shower over.

Integral Garage

Accessed via a door from the hallway, the garage also has an up-and-over door providing vehicular access. Power and lighting.

Outside

To the front, the property benefits from a driveway providing off-road parking for up to four vehicles.

Accessed via a side gate, the rear garden is generously sized and enjoys a private, enclosed setting. Predominantly laid to lawn with a patio area, it offers the perfect space for outdoor dining, entertaining guests, or relaxing during the warmer summer months.

Location

The ever-popular suburb of Abbeymead is situated on the outskirts of Gloucester City Centre, offering various amenities, including a Morrisons superstore, restaurants, schooling, and public transport links, including Gloucester bus routes to the newly renovated City Centre station. The historic City Centre, to include the medieval Cathedral, offers further shops, boutiques, and eateries alongside the recently developed Gloucester Docks and Quays shopping destination.

Material Information

Tenure: Freehold.

Council Tax band: Tax band D

Local authority and rates: Gloucester City Council - £2,348.17 per annum (2026/2027)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

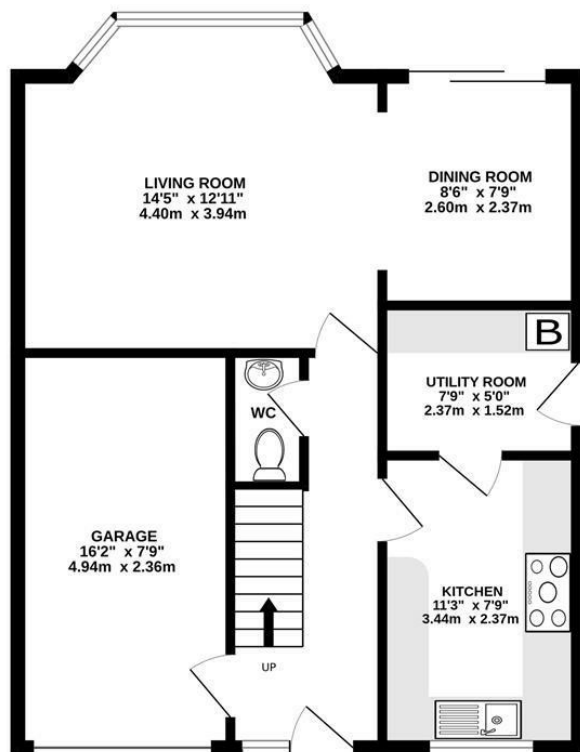
Heating: Gas Central heating.

Broadband speed: Standard 12 Mbps, Superfast 49 Mbps, Ultrafast 1000 Mbps

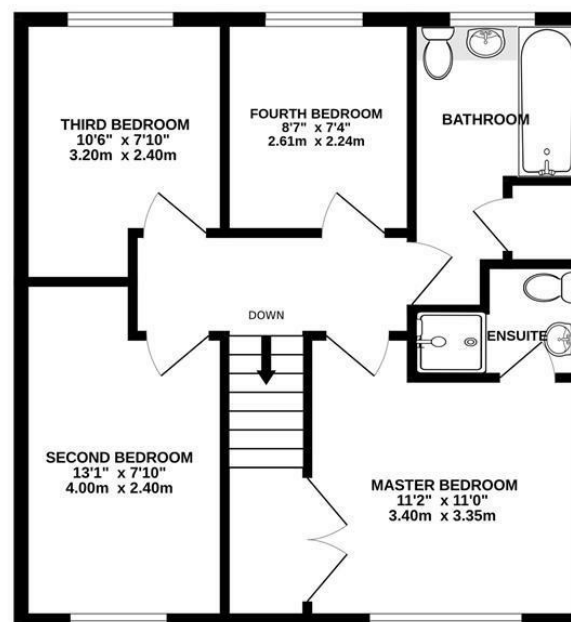
Mobile phone coverage: Vodafone (Likely), O2 (Likely), and EE (Likely), Three (Likely)



GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 sq.m.) approx.

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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
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	



