



21 The Richmonds, Abbeydale
£495,000

Farr & Farr Sales & Lettings

21 The Richmonds

Abbeydale, Gloucester

A quite exceptional and greatly extended semi detached family Home in a lovely quiet position.

The Richmonds is a popular residential road situated off the Wheatway approximately 2 1/2 miles to the south of Gloucester city Centre. Excellent schooling is close by ,good local shopping at Morrisons is on the doorstep, the Cotswold escarpment is a short drive and access to Cheltenham in the M5 is within easy reach.

Number 21 has been significantly extended, altered and improved in the current ownership and now offers large and highly practical family accommodation in excellent condition throughout. All five bedrooms are of a good size. The master being on the ground floor with its own dressing area and ensuite shower room which together with the utility room could be a self contained annex. Additionally there are two large receptions are very well fitted kitchen and to the exterior private easily maintained gardens with large covered external bar and separate barbecue area with useful outbuildings.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: TBC





Hall

UPVC double glazed front door with side panels. Boxed radiator. Staircase to landing. inset ceiling spotlights. Polished tiled floor. Arch to:

Inner Hallway

Polished tile floor. full range wardrobe and store cupboards. Door to bedroom five.

Utility Room

7' 10" x 6' 7" (2.39m x 2.01m)

Baxi gas fired central heating boiler. Consumer box. Inset sink unit with mixer taps and cupboards below. Wall and base units. Worktops. Polished tile floor. Plumbing for washing machine, space for dryer and space for an American style fridge freezer.

Lounge

15' 4" x 13' 10" (4.67m x 4.22m)

Boxed radiator. Feature wood affect full width chimney breast fireplace with media recess above and shelving to either side with downlights. Dimmer switches. Glazed double doors to:

Sitting/Dining Room

20' 3" x 9' 6" (6.17m x 2.90m)

Boxed radiator. Polish tile floor. TV point. Opening onto the sitting area with part vaulted ceiling. Inset ceiling spotlights and French doors to garden.

Kitchen breakfast room

14' 6" x 13' 6" (4.42m x 4.12m)

Beautifully and comprehensively fitted with inset one and a half bowl stainless steel sink unit set into worktops with contemporary mixer taps with cupboards below. Wall and base units. Space for 110cm cooking range with matching back plate and concealed cooker hood. Sliding ladder unit. Built in fridge and freezer. Built-in dishwasher. Inset ceiling spotlights and pelmet lighting. Built in breakfast bar with seating for 5/6. Contemporary radiator with mirror and UPVC double glazed door to garden. Arch to second inner Hall with deep under the stairs cupboard.

Cloakroom

With low-level WC. Vanity unit with wash hand basin. Cupboards below. Tiled floor. Marbrex panelled walls with recess for display.





Cloakroom

With low-level WC. Vanity unit with wash hand basin. Cupboards below. Tiled floor. Marbrex panelled walls with recess for display.

Bedroom one

20' 1" x 8' 8" (6.12m x 2.64m)

(Could easily be self-contained ground floor annex)
Range of two double and three single wardrobe cupboards with high-level cupboards and dressing table. Air-conditioning unit/heating. TV point. Opening to shower room with large walk-in double shack cubicle with gold controls and display. Recessed shelf with screen. Heated towel rail radiator in gold. Wash hand basin in vanity unit. Low-level WC. Marbrex walls. Vinyl floor and ceiling spotlights. Extractor fan.

Landing

Landing access to loft. Airing cupboard

Bedroom two

12' 9" x 9' 6" (3.89m x 2.90m)

Box radiator. TV point.

Dressing Room

Walk in dressing area with shelving, hanging space and dressing table.

En-suite

Fully Marbrex walls. Good size shower cubicle with stainless steel controls. Vanity unit with wash hand basin and cupboards below. Low-level WC. Vinyl floor. Heated towel rail/radiator. Extractor fan. Inset ceiling spotlights.

Bedroom three

15' 6" x 8' 10" (4.72m x 2.69m)

Double wardrobe cupboards. Radiator. Dressing table.





Bedroom four

14' 6" x 10' 1" (4.42m x 3.07m)

Double radiator. Inset ceiling spotlights. TV point. Walk in dressing wardrobe and hanging space, shelving and inset ceiling Spotlight.

Bedroom five

9' 10" x 6' 6" (3.00m x 1.98m)

In ceiling spotlights. Walk-in wardrobe with hanging space and shelving.

Bathroom

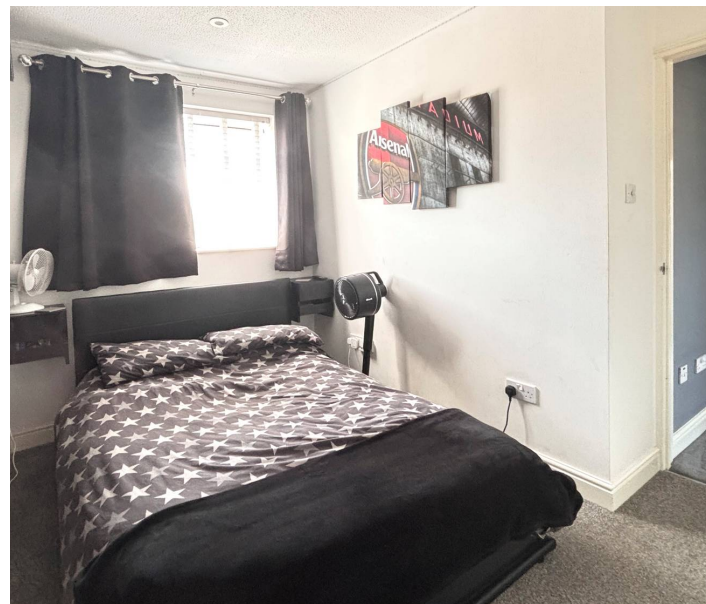
White suite of panel bath with mixer taps and double headed stainless steel shower with marbrex walls and glazed screen. Vanity unit with wash hand basin. Low-level WC with concealed system. Vinyl floor. Inset ceiling spotlights. Extractor fan. Heated towel rail/radiator.

Front Garden

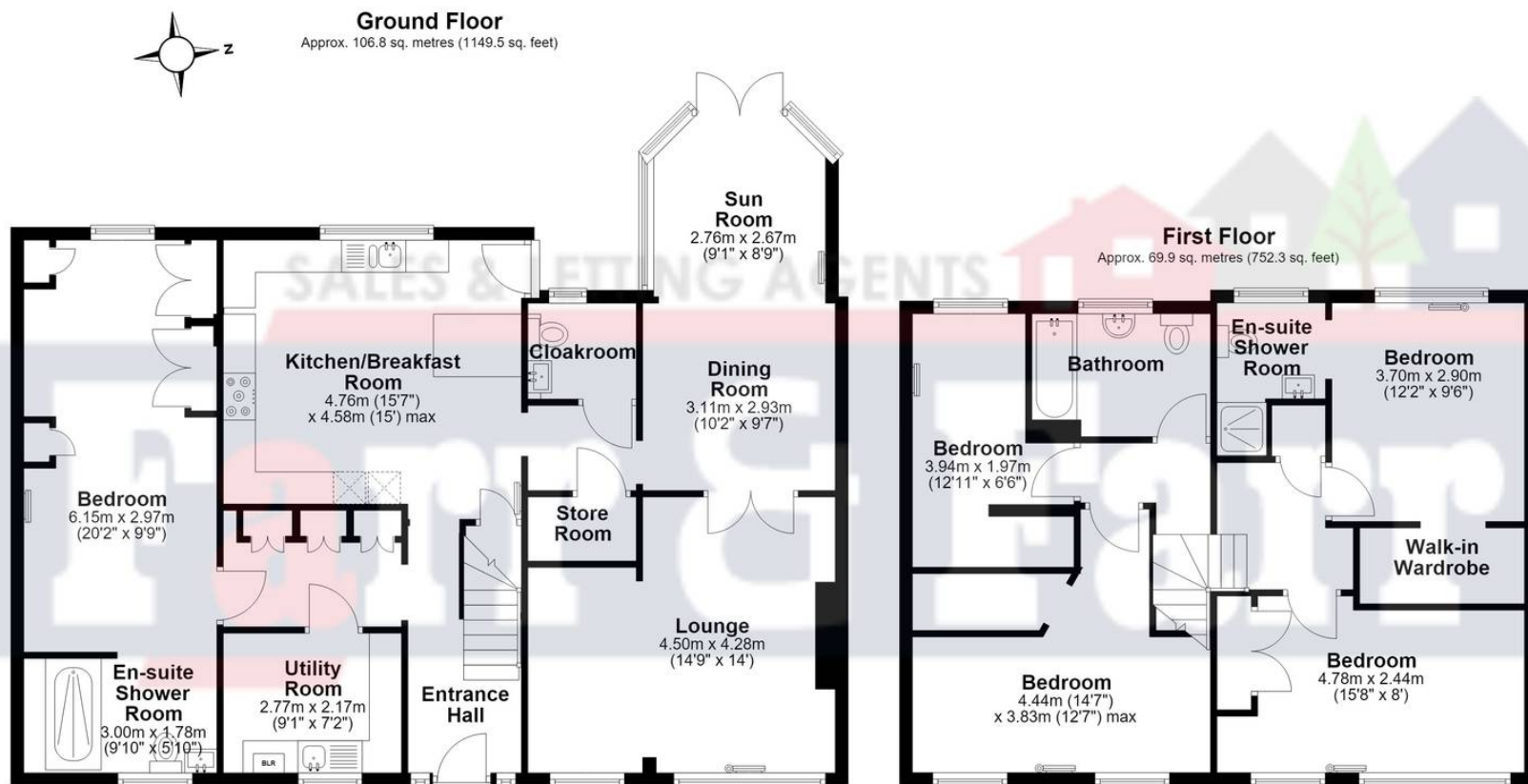
Front gardens predominantly laid to brick pava with parking for 4+ cars and wall to the side.

Rear Garden

Rear gardens landscaped for ease of maintenance with brick pavia and stone terrace with Astroturf. Covered a bar area with tiled floor. Built-in bar. Light and TV. Covered barbecue area with attached workshop/store to either side. Gated side access. Outside light and tap.







Total area: approx. 176.7 sq. metres (1901.8 sq. feet)

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