



1 Hawk Close, Abbeydale
£495,000

Farr & Farr Sales & Lettings

1 Hawk Close

Abbeydale, Gloucester

This substantial five bedroom detached property sits in a prominent location in Abbeydale with easy access to parks and open fields, Close by to schools primary and secondary.

The front door opens into an entrance hall with cloakroom and through to a large living room. The room itself has been neatly sectioned into two areas with a comfortable sitting area and games area.

To the rear of the property is the stunning kitchen / dining / family room. A very spacious room which spans the width of the property and opens out to the rear garden. A utility room completes the ground floor.

Stairs lead to the first floor landing with four double bedrooms and a fifth single bedroom. A family bathroom is well fitted and an en suite serves the master bedroom.

To the rear, the spacious gardens are mostly laid to lawn and there is ample off-road parking to the front.

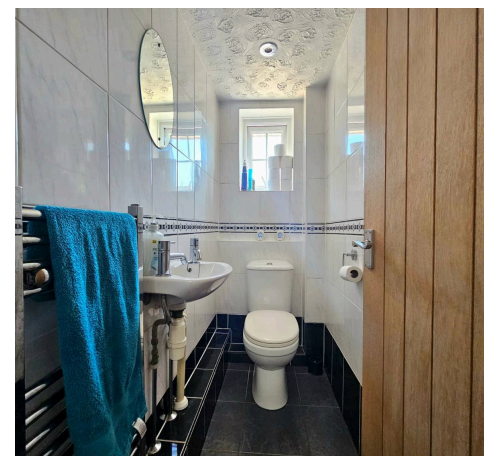
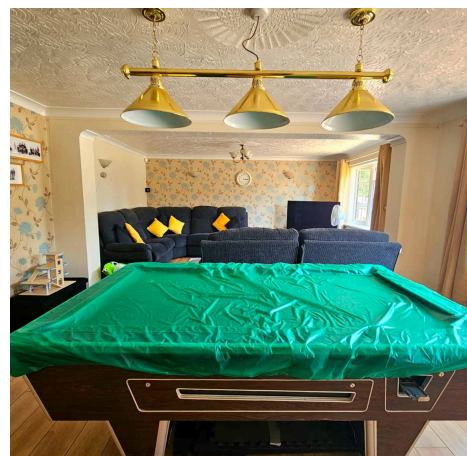
Hawk Close is a cul de sac off Bittern Avenue and has very good access to green open spaces and local amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Entrance Hall

Composite front door. Understairs cupboard. Tiled flooring. Radiator. Stairs to first floor landing.

Cloakroom

Frosted double glazed window to front. WC. Basin. Tiled walls and flooring. Heated towel rail.

Living Room

15' 4" x 23' 5" (4.67m x 7.14m)

Very large living room which makes use of the side extension. Two double glazed windows to front. Laminate flooring. Tow radiators.

Kitchen / Dining / Family Room

11' 0" x 29' 8" (3.35m x 9.04m)

Kitchen with a range of wall, base and drawer units. Laminate worktop. Stainless steel sink with draining board and mixer tap. Range cooker. Combi boiler. Tiled flooring. Radiator. Dining area with French doors out to the rear garden and double glazed window to rear. Laminate flooring. Radiator.



Utility Room

9' 3" x 7' 2" (2.82m x 2.18m)

Very practical utility room accessed off the kitchen. Wall and base units. Laminate worktop over. Stainless steel sink with draining board and mixer tap. Double glazed window and door to rear garden. Part tiled walls. Tiled flooring.

First Floor Landing

Double glazed window to side. Carpet. Four cupboards. Access to loft via hatch.

Bedroom One

10' 3" x 12' 0" (3.12m x 3.66m)

Master bedroom with double glazed window to front. Fitted wardrobe. Laminate flooring. Radiator.

En Suite

6' 2" x 6' 5" (1.88m x 1.96m)

Modern en suite. Frosted double glazed window to front. WC. Basin. Enclosed shower. Tiled walls and flooring. Radiator.

Bedroom Two

9' 4" x 11' 0" (2.84m x 3.35m)

Double glazed window to rear. Carpet. Radiator.

Bedroom Three

9' 8" x 8' 9" (2.95m x 2.67m)

Double glazed window to front. Laminate flooring. Radiator.

Bedroom Four

9' 8" x 8' 9" (2.95m x 2.67m)

Double glazed window to rear. Laminate flooring. Radiator.

Bedroom Five

8' 1" x 7' 8" (2.46m x 2.34m)

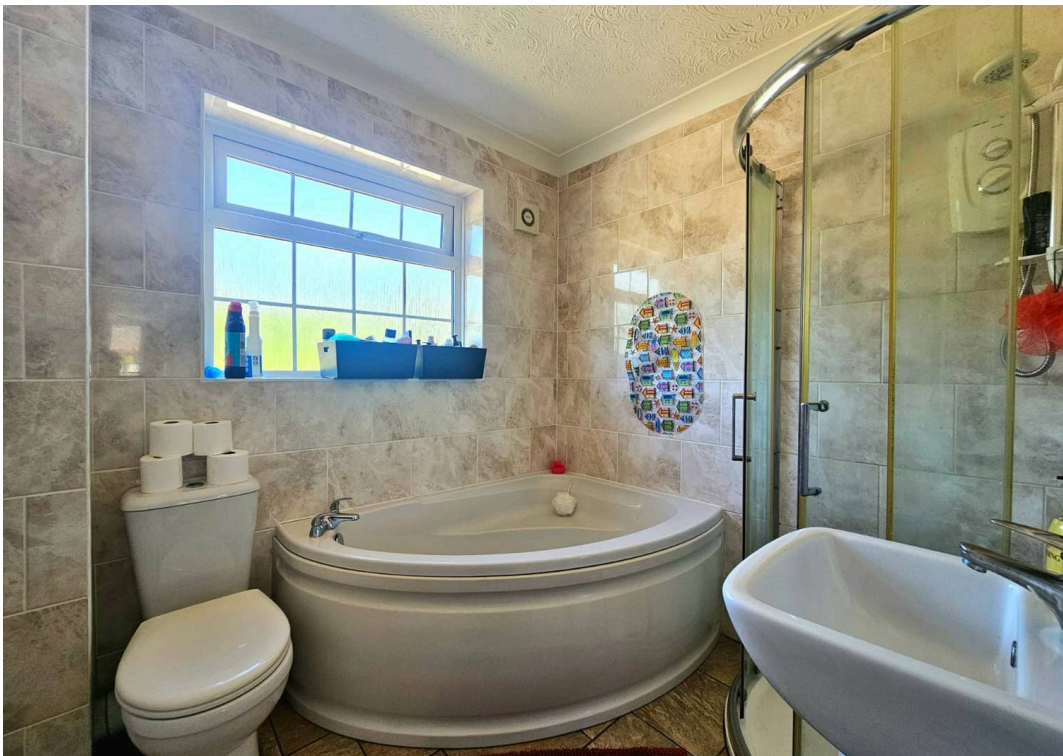
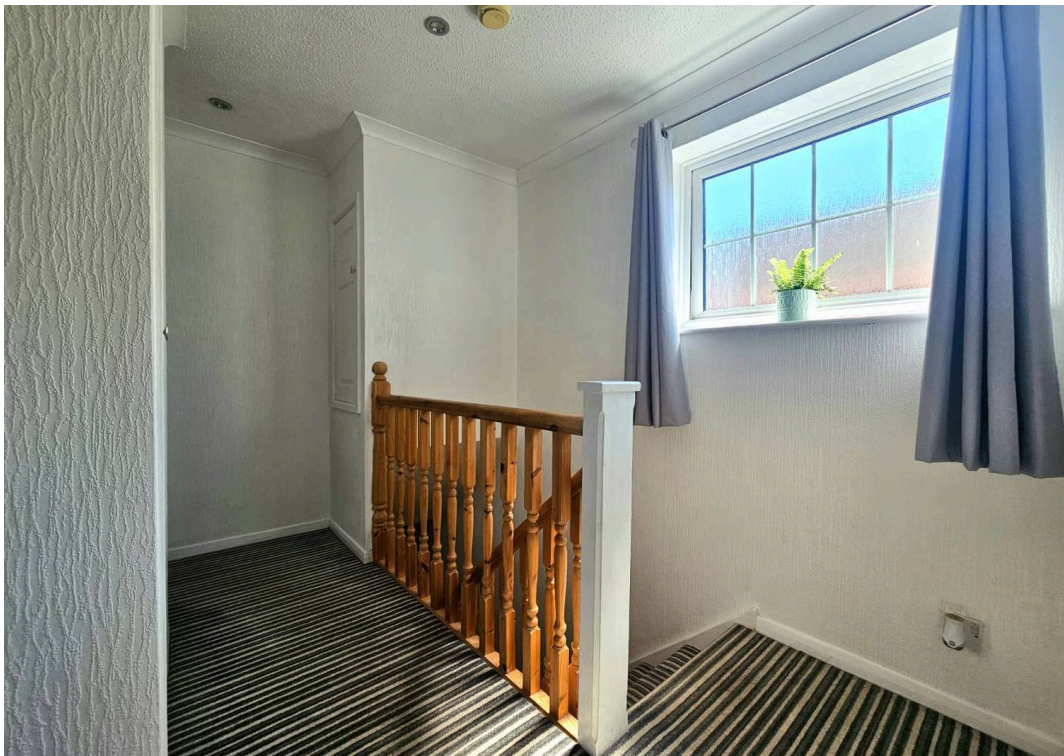
Double glazed window to rear. Carpet. Radiator.

Bathroom

7' 3" x 6' 4" (2.21m x 1.93m)

Spacious family bathroom. Frosted double glazed window to side. WC. Basin. Enclosed electric shower. Bath. Tiled walls and flooring. Radiator.





Rear Garden

Large rear garden. Two areas of patio. Lawn. Fence and brick surround. Side access.

Driveway

4 Parking Spaces

Driveway with off-road parking for multiple cars.

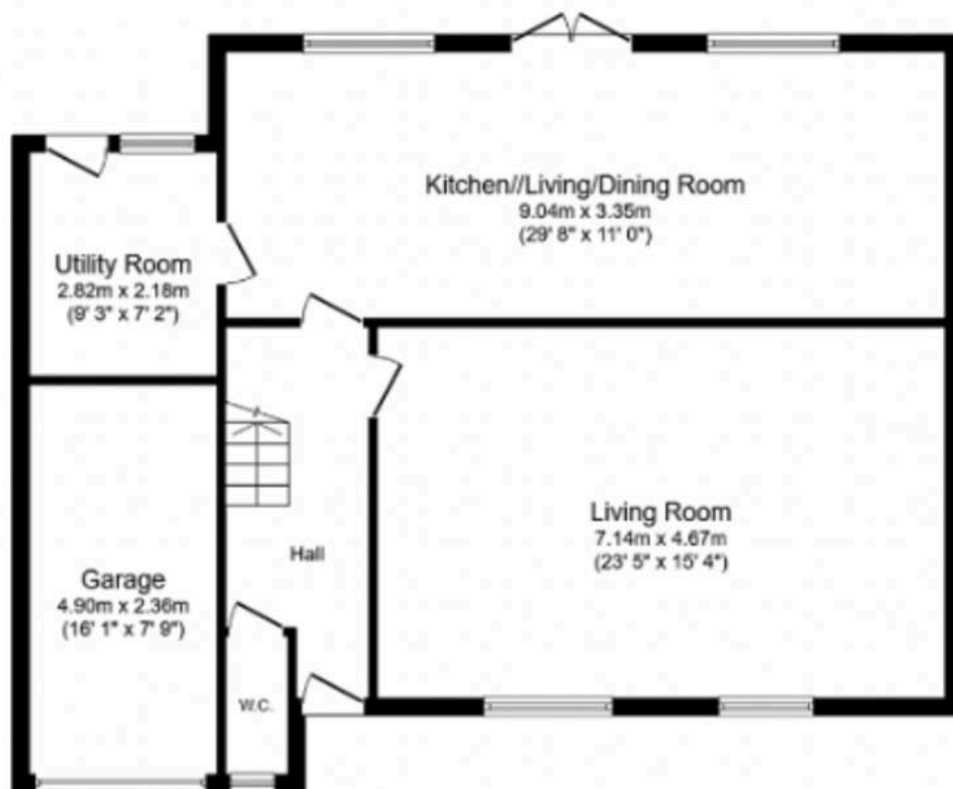
Garage

16' 1" x 7' 9" (4.90m x 2.36m)

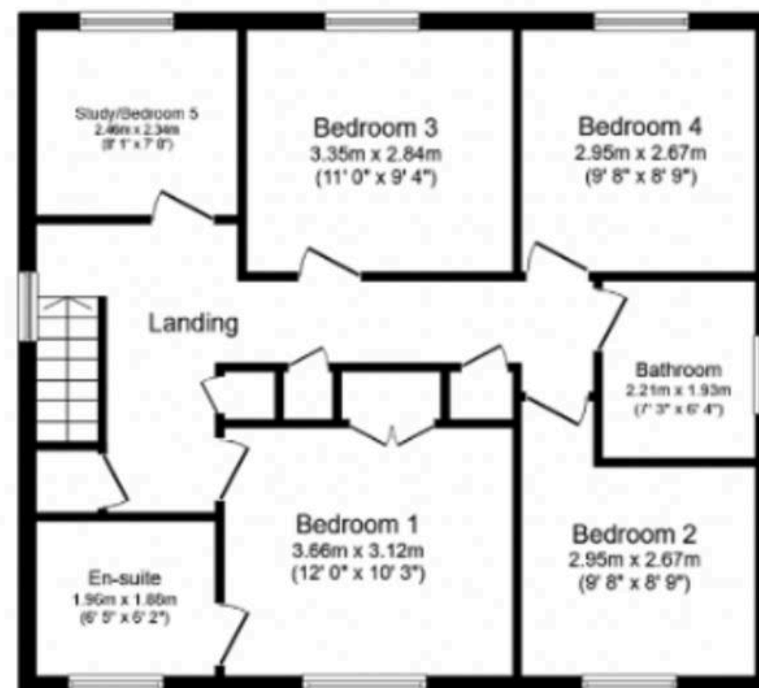
Garage with up and over door. Electric and lighting.







Ground Floor



First Floor

Total floor area: 167.0 sq.m. (1,797 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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