



R B WALTERS  
ESTATE AGENTS



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*Angelica Way, Abbeymead, Gloucester,  
Gloucestershire, GL4 5WJ.*

*£550,000*

Being sold chain free, 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.

## Services

Mains Gas Central Heating, Mains Electric, Mains Water, Mains Drainage, Broadband Available

## 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)

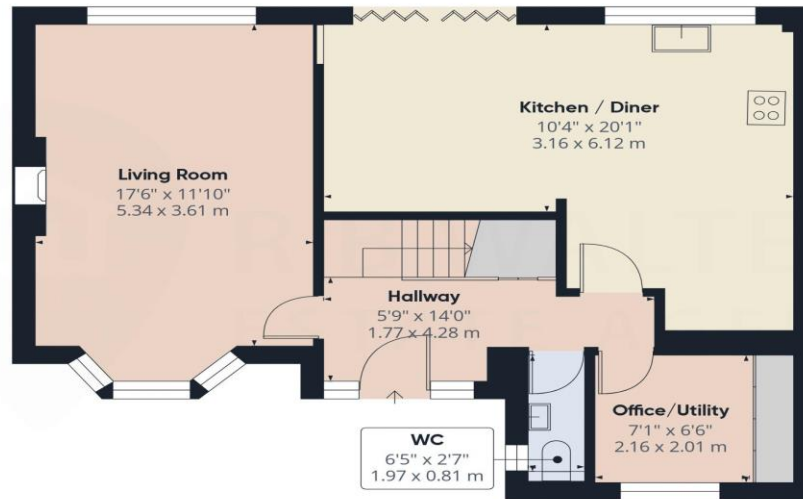
**Rear Garden**



**Outdoor Covered Kitchen**

**Garden Room/Bar**

14' 7" x 11' 5" (4.44m x 3.48m)



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

1352 ft<sup>2</sup>  
125.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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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