



2 James Grieve Road Abbeymead, Gloucester, GL4 5GZ

£650,000



We are delighted to present this substantial five bedroom detached family home, offering spacious and highly versatile accommodation perfectly suited to modern family living.

The ground floor comprises a welcoming entrance hallway, cloakroom, lounge, and study, alongside a superb open-plan kitchen/diner/family area—ideal for both everyday living and entertaining.

Upstairs, the property boasts five double bedrooms, including a principal bedroom with en-suite, complemented by two family bathrooms, providing ample space for larger families.

Externally, the former double garage has been thoughtfully converted to create additional living space, now incorporating a gym, cloakroom, utility area, and bar—perfect for entertaining or multi-purpose use. To the front, there is ample off-road parking, while to the rear, a well-enclosed garden offers a safe and enjoyable space for families.



Entrance Hallway

Approached via the front door, the entrance hall features a radiator and power points, with stairs leading to the first floor and useful under-stairs storage space. Doors provide access to the cloakroom, study, lounge, and the open-plan kitchen/diner/family room.

Cloakroom

UPVC frosted double glazed window to the front, low-level WC and pedestal wash hand basin, partly tiled walls, and heated towel rail.

Study

UPVC double glazed windows to front, radiator, power points.

Lounge

UPVC double glazed French doors to the rear, Velux window, television point, radiator, and power points.

Open Plan Kitchen/Diner/Family Room

UPVC double glazed windows to the front and UPVC double glazed bi-folding doors to the rear, with two Velux windows providing excellent natural light. Fitted with eye and base level units with roll-edge worktops, sink/drain, cooker point, and space for appliances. Additional features include recessed downlights, radiator, power points, partly tiled walls, television point, and ample space for a dining table.

First Floor Landing

UPVC double glazed window to the front, radiator, and stairs leading to the first floor with useful under-stairs storage space.

Bedroom 2

UPVC double glazed windows to rear, radiator, power points.

Bedroom 3

UPVC double glazed windows to rear, radiator, power points.

Bedroom 4

UPVC double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 5

UPVC double glazed windows to front, radiator, power points.

Bathroom

UPVC frosted double glazed window to the rear, panelled bath with shower over, low-level WC and pedestal wash hand basin, heated towel rail, and recessed downlights.

Shower Room

UPVC frosted double glazed window to the side, shower cubicle, low-level WC and pedestal wash hand basin, heated towel rail, and recessed downlights.

Second Floor Landing

Velux window to rear, eaves storage.

Bedroom 1

UPVC double glazed windows to both the front and rear, with two Velux windows to the front providing additional natural light. Features include a television point, radiator, power points, recessed downlights, eaves storage, and access to the loft via hatch.

En-Suite

UPVC frosted double glazed window to the rear, freestanding bath, separate shower cubicle, heated towel rail, recessed downlights, and extractor fan.

Walk In Wardrobe/Dressing Room

UPVC double glazed window to the front, wall-mounted combination boiler, and recessed downlights.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, gated side access.

Bar

Accessed via a UPVC double glazed door, with UPVC double glazed bi-fold doors to the front, power, and lighting.

Gym

Power & Lighting.

Utility

UPVC double glazed windows to front, eye & base level units with roll edge work tops, space for appliances.

W.C

Low level wc & pedestal wash hand basin.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band F

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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