Murdock & Wasley
ESTATE AGENTS



3 Windmill Field

Abbeymead, Gloucester, GL4 4RQ

Guide price £475,000

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We are delighted to welcome to the open market this beautiful, spacious and eye-catching detached family home, offered for the first time since 2001, and ideally located within a quiet and highly sought-after cul-de-sac in Abbeymead.
The property offers excellent family accommodation throughout, highlighted by a superb open-plan kitchen/diner, alongside two additional reception rooms, providing flexibility for both everyday living and entertaining. Upstairs, the home benefits from generous-sized bedrooms, perfectly suited to growing families.
One of the standout features is the beautiful south-facing rear garden, offering an ideal space for outdoor relaxation and entertaining.







Entrance Hallway
Accessed via a double glazed front door, with radiator, power points, and recessed downlights. Karndean flooring. A beautiful glass staircase leads to the first floor, with bespoke understairs storage. An Oak door provides access to the open-plan kitchen/diner and cloakroom.

Cloakroom
UPVC frosted double glazed window to the front, Karndean flooring, low-level WC, and vanity wash hand basin, with a heated towel rail.

Lounge
UPVC double glazed box bay window to the front, television point, feature fireplace, power points, and radiator, with an opening leading to the dining room.

Dining Room
UPVC double glazed French doors to the rear, radiator, and power points.

Open Plan Kitchen/Diner/Breakfast Room
Two UPVC double glazed windows to the rear and UPVC double glazed French doors opening onto the conservatory. Karndean flooring. The kitchen is fitted with a range of eye and base level units with roll-edge worktops, island with storage, sink/drainer, electric oven with induction hob and extractor hood, and built-in fridge, freezer, and dishwasher. Further benefits include power points and a radiator.

Conservatory
UPVC double glazed door to the rear, with UPVC double glazed windows surrounding and a glass roof, creating a bright and airy space. Further benefits include power points.

First Floor Landing
Access to the loft via hatch, airing cupboard, and doors leading to all rooms.

Bedroom 1
UPVC double glazed windows to the front, radiator, power points, and built-in wardrobes.

En-Suite
UPVC frosted double glazed window to the front, shower cubicle, low-level WC, and vanity wash hand basin, with tiled walls, heated towel rail, recessed down lights & under floor heating.

Bedroom 2
UPVC double glazed windows to the front, radiator, and power points.

Bedroom 3
UPVC double glazed windows to the rear, radiator, power points, and built-in wardrobes.

Bedroom 4
UPVC double glazed windows to rear, radiator, power points, built in wardrobes.

Bathroom
UPVC frosted double glazed windows to the rear, panelled bath with electric shower over, low-level WC and vanity wash hand basin, with tiled walls, recessed downlights, and a heated towel rail.

Rear Garden
A beautifully maintained south-facing garden which is partly paved, partly laid to decking, and mainly laid to lawn, complemented by attractive flower and shrub borders. Further benefits include gated side access.

Garage
Up and over door, with power and lighting. Wall-mounted boiler., plumbing for washing machine.

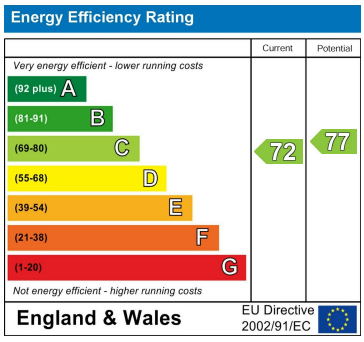
Tenure
Freehold.

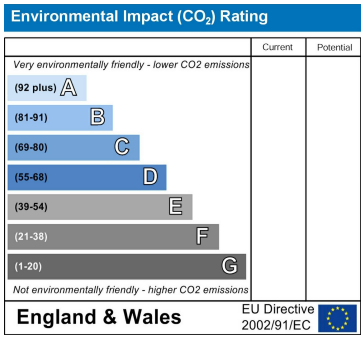
Services
Mains water, gas, electricity & drainage.

Local Authority
Gloucester City Council- Band E

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.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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