



5 Ruspidge Close

Abbeymead, Gloucester, GL4 4GT

Offers in excess of £425,000



Murdock & Wasley Estate Agents are delighted to present this beautifully appointed four double bedroom detached family home, tucked away at the end of a quiet and highly sought-after cul-de-sac in Abbeymead.

Offering a superb balance of space, style, and practicality, the accommodation comprises a welcoming entrance hallway, cloakroom, a spacious lounge, and a stunning open-plan kitchen/diner, perfect for modern family living and entertaining.

Upstairs, the property continues to impress with four generous double bedrooms, including a main bedroom with en-suite, alongside a well-appointed family bathroom.



Entrance Hallway

Approached via Upvc double glazed front door, power points, recessed down lights, staircase to first floor with under stairs storage, doors to lounge, kitchen/diner, cloakroom, under floor heating.

Cloakroom

White suite comprising of low level wc & pedestal wash hand basin, part tiled walls, extractor fan, recessed down lights, under floor heating.

Lounge 15'5" x 11'9" (4.7 x 3.6)

Upvc double glazed windows to front, television point, radiator, power points, under floor heating, opening to:

Kitchen/Diner 28'6" x 11'9" (8.7 x 3.6)

Two Upvc double glazed windows to rear, one to side & Upvc double glazed bi-fold doors to rear, eye & base level units with solid oak work surfaces, sink/drain, electric oven with five ring gas hob & hood, built in dishwasher, space for fridge/freezer, recessed down lights, power points, part tiled walls, under floor heating, door to garage.

First Floor Landing

Access to loft via hatch, power points, doors airing cupboard, doors to all rooms.

Bedroom 1 14'5" x 11'9" (4.4 x 3.6)

Upvc double glazed windows to front, radiator, power points, built in wardrobes, door to:

En-Suite

Upvc frosted double glazed windows to front, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights.

Bedroom 2 14'1" x 9'6" (4.3 x 2.9)

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

Bedroom 3 12'5" x 9'6" (3.8 x 2.9)

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

Bedroom 4 9'10" x 9'6" (3.0 x 2.9)

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

Bathroom

Upvc frosted double glazed windows to side, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, towel rail, tiled walls, tiled flooring, recessed down lights, extractor fan.

Rear Garden

Enclosed area which is partly paved, mainly laid to lawn, cold water tap, gated side & rear access.

Garage 17'4" x 9'2" (5.3 x 2.8)

Up & over door with power & lighting. Wall mounted combination boiler & space for washing machine & tumble dryer.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage, under floor heating.

Local Authority

Gloucester City Council- Band E

Awaiting Vendor Approval

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

Agents Note

The owners had to claim for subsidence in 2015. The house did not require underpinning as foundations were solid, so we looked into less invasive and more effective/modern day techniques and found Geobear. They pumped a resin into right hand corner of the lounge floor to lift it back into place.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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

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