



**4 James Grieve Road, Abbeymead – GL4 5GZ**

Gloucester

Guide Price **£490,000**



## 4 James Grieve Road

Abbeymead, Gloucester

Executive Five Bedroom Detached Family Home In Abbeymead

Situated on a highly sought-after no-through road in Abbeymead, this impressive executive five-bedroom detached family home offers spacious and flexible living accommodation ideal for modern family life.

The property welcomes you with a bright entrance hall and downstairs cloakroom, leading to a comfortable lounge and an additional reception room, perfect for home working, playroom or formal dining. At the heart of the home is a spacious, modern fitted kitchen/diner, complemented by a separate utility room, creating a practical and stylish space for everyday living and entertaining.

Upstairs, the property boasts four well proportioned bedrooms, including a master bedroom with en-suite shower room & dressing room, along with a contemporary family bathroom.

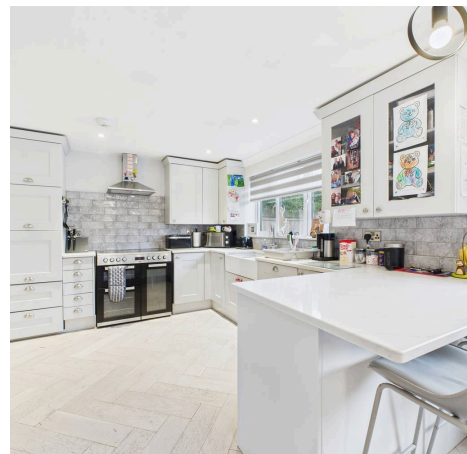
Further benefits include UPVC double glazing, modern gas central heating, and an enclosed rear garden ideal for families and outdoor entertaining. The property also enjoys easy access to local amenities, along with a garage and off-road parking for multiple vehicles.

A superb family home in a prime Abbeymead location, offering space, versatility and convenience.

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,695 pcm.

Council Tax band: E

Tenure: Freehold





**Entrance Hall**

**Cloakroom**

**Lounge**

12' 3" x 9' 7" (3.73m x 2.92m)

**Kitchen/Diner**

33' 9" x 9' 6" (10.29m x 2.90m)

**Hall**

**Utility Room**

18' 8" x 4' 5" (5.69m x 1.35m)

**Bedroom/Reception Room**

12' 6" x 11' 7" (3.81m x 3.53m)

**First Floor Landing**

**Bedroom 1**

11' 11" x 11' 10" (3.63m x 3.61m)

**Dressing Room**

**En-Suite**

6' 6" x 5' 6" (1.98m x 1.68m)

**Bedroom 2**

9' 11" x 9' 6" (3.02m x 2.90m)

**Bedroom 3**

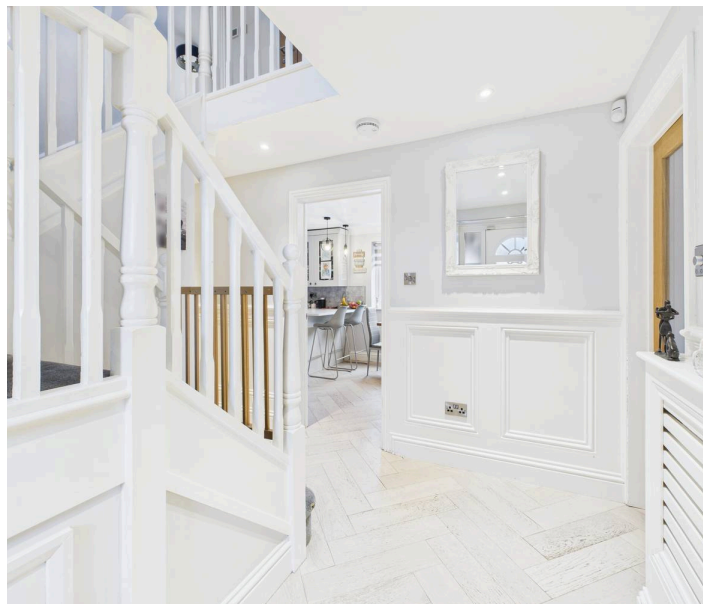
12' 6" x 6' 5" (3.81m x 1.96m)

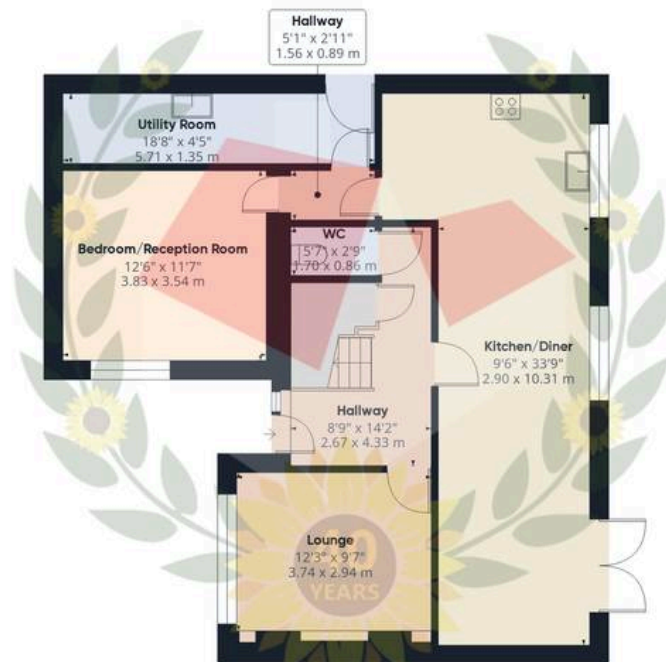
**Bedroom 4**

8' 10" x 6' 11" (2.69m x 2.11m)

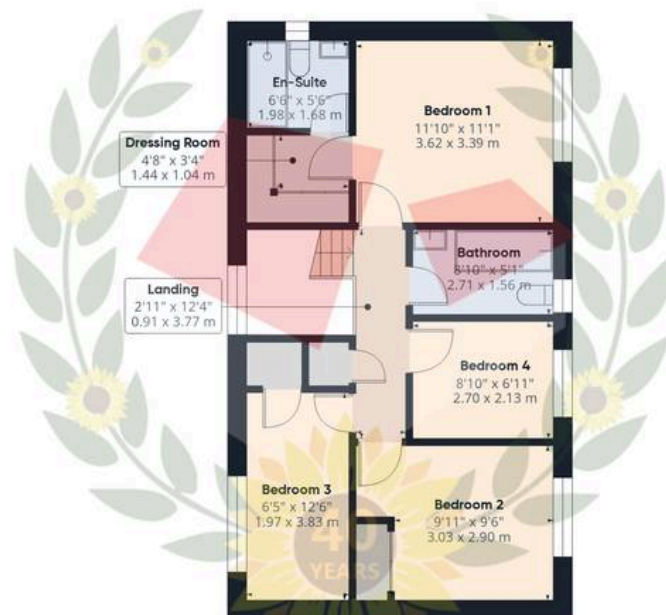
**Family Bathroom**

8' 10" x 5' 1" (2.69m x 1.55m)





Ground Floor



Floor 1

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

1416 ft<sup>2</sup>

131.6 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.

GIRAFFE360







## Michael Tuck Estate & Letting Agents

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