



4 Rectory Close Bondend Road, Upton St. Leonards - GL4 8BB

Gloucester

Guide Price £675,000

# 4 Rectory Close Bondend Road

Upton St. Leonards, Gloucester

Executive Four Double Bedroom Detached Family Home In Upton St. Leonards

Situated on a quiet no-through road in the highly sought-after village of Upton St. Leonards, this impressive four double bedroom detached executive family home offers spacious and versatile accommodation, ideal for modern family living. Due to the layout and design, the property boasts lots of natural light throughout making it a pleasant environment all year round.

The ground floor comprises a welcoming entrance hall, convenient downstairs cloakroom, a modern fitted kitchen/breakfast room with adjoining utility space, formal dining room, comfortable lounge, and a generous conservatory overlooking the rear garden, perfect for entertaining or relaxing year round.

To the first floor, the landing leads to four well-proportioned double bedrooms, including a primary bedroom with en-suite shower room, along with a stylish four-piece family bathroom.

Further benefits include uPVC double glazing throughout, modern gas central heating, an enclosed rear garden, double garage, and off-road parking for multiple vehicles.

Located in a peaceful yet convenient position, this exceptional home combines village charm with executive-style living and must be viewed to be fully appreciated.

Property for sale through Michael Tuck Estate Agents. Potential rental value of £2,800pcm, please contact Michael Tuck Lettings in Abbeymead for



## Entrance Hall

### Cloakroom

8' 3" x 6' 6" (2.52m x 1.98m)

### Kitchen/Breakfast Room

12' 2" x 10' 4" (3.71m x 3.15m)

### Utility Room

10' 5" x 5' 10" (3.18m x 1.78m)

### Dining Room

12' 0" x 8' 7" (3.66m x 2.62m)

### Lounge

18' 2" x 11' 8" (5.54m x 3.56m)

### Conservatory

16' 6" x 16' 1" (5.03m x 4.90m)

## First Floor Landing

### Bedroom 1

18' 0" x 16' 3" (5.49m x 4.95m)

### En-Suite

8' 2" x 6' 6" (2.49m x 1.98m)

### Bedroom 2

18' 3" x 11' 8" (5.56m x 3.56m)

### Bedroom 3

12' 0" x 8' 7" (3.66m x 2.62m)

### Bedroom 4

10' 5" x 8' 9" (3.18m x 2.67m)

### Family Bathroom

9' 2" x 7' 1" (2.79m x 2.16m)

### Double Garage

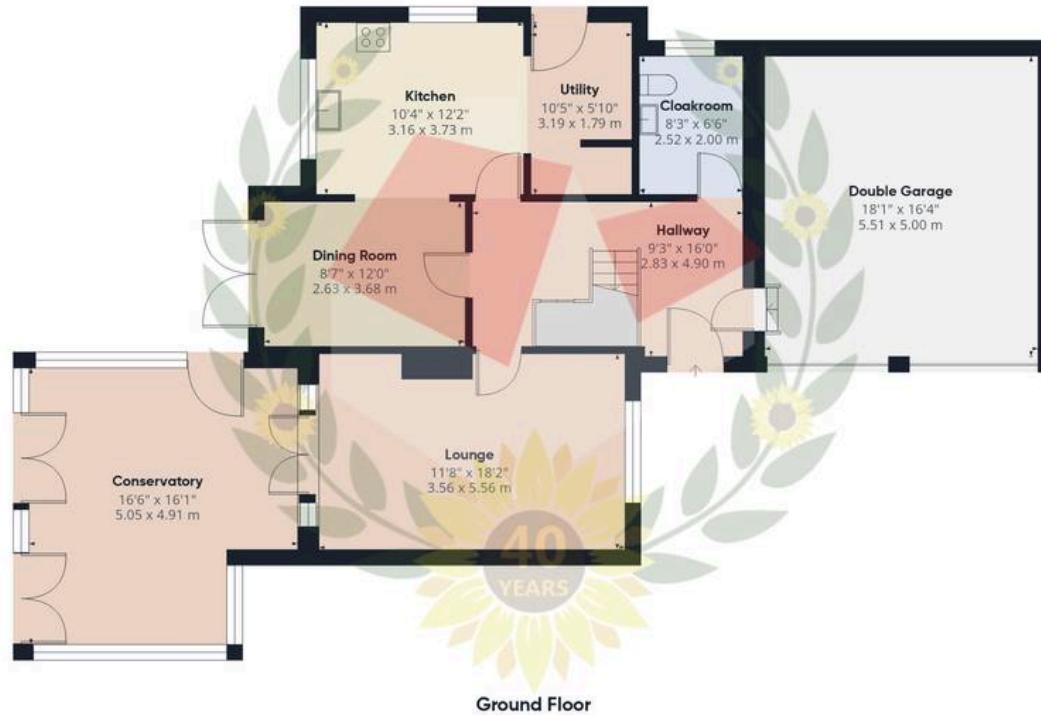
18' 1" x 16' 4" (5.51m x 4.98m)

## Additional Information From Seller

Utilities • Electricity – mains • Gas – mains • Water – mains

• Sewerage – mains • Broadband – fibre to premises



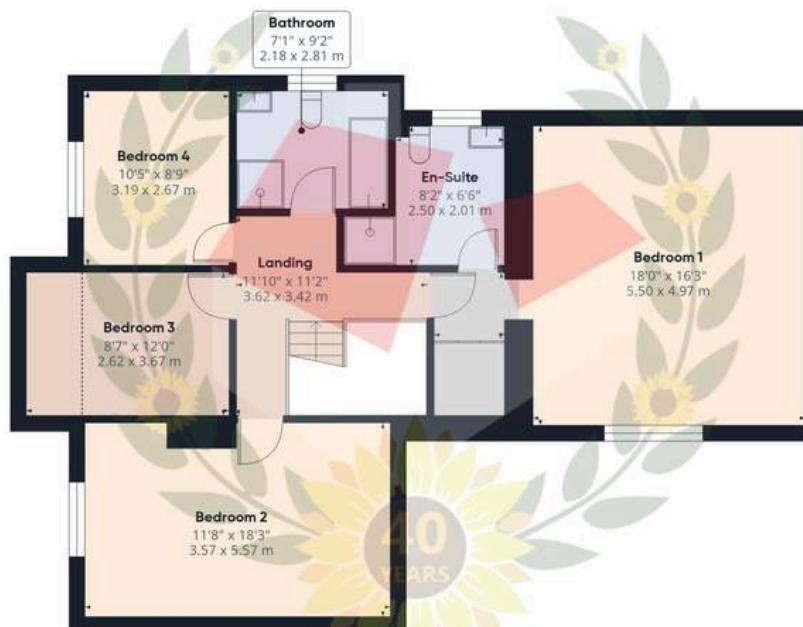


Approximate total area<sup>(1)</sup>

2201 ft<sup>2</sup>  
204.6 m<sup>2</sup>

Reduced headroom

27 ft<sup>2</sup>  
2.5 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • [estates.abbeymead@michaeltuck.co.uk](mailto:estates.abbeymead@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://www.michaeltuck.co.uk/)



**Important notice:** Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.