



 **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.

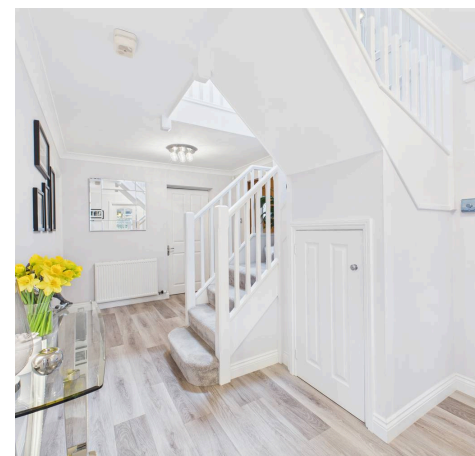
The ground floor comprises a welcoming entrance hall, convenient downstairs cloakroom, a modern fitted kitchen/breakfast room with adjoining utility space, formal dining room, comfortable lounge, and a generous conservatory overlooking the rear garden, perfect for entertaining or relaxing year round.

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)

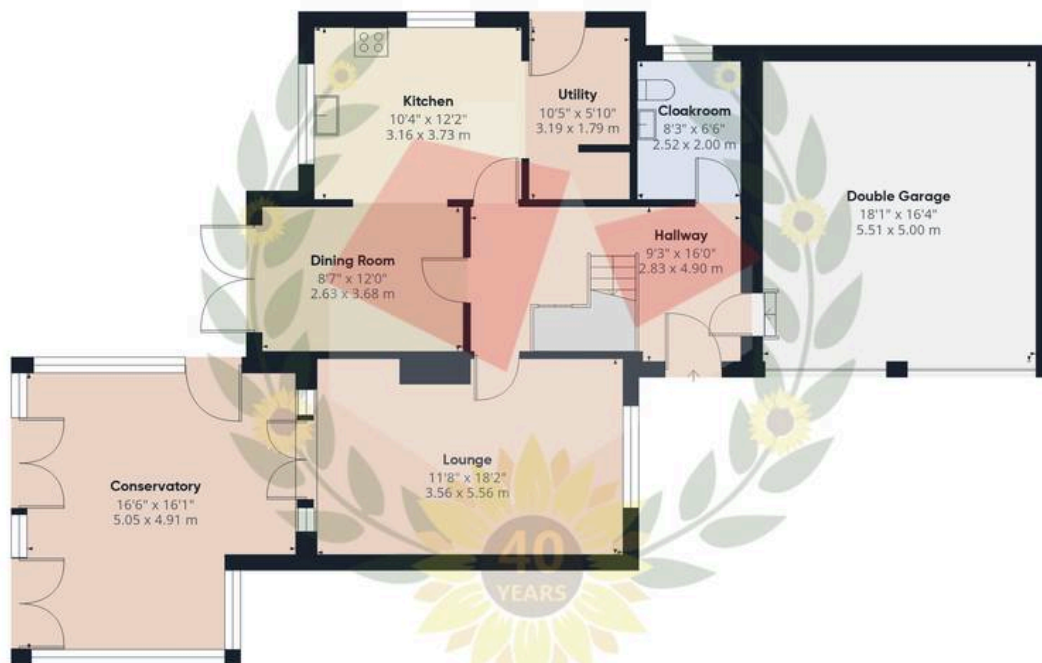
Double Garage

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

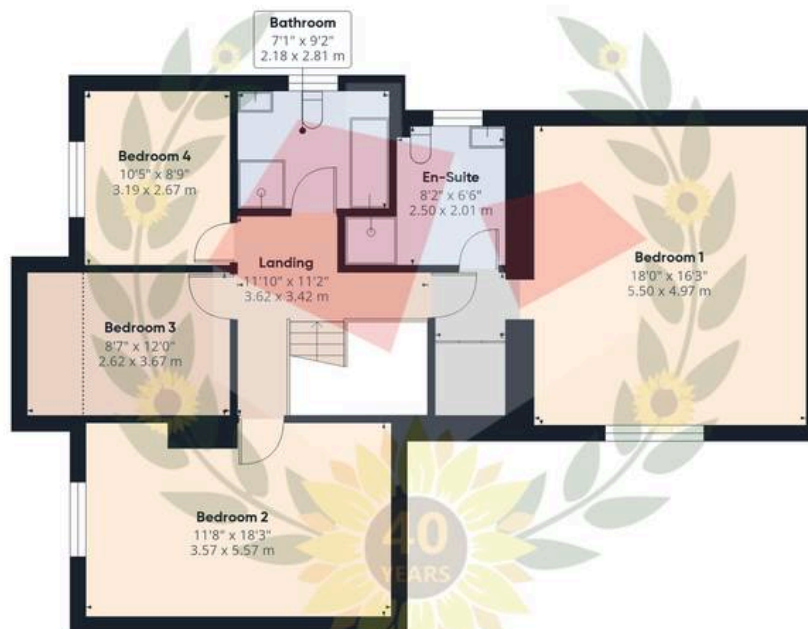
Additional Information From Seller

Utilities • Electricity – mains • Gas – mains • Water – mains
• Sewerage – mains • Broadband – fibre to premises





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2201 ft²

204.6 m²

Reduced headroom

27 ft²

2.5 m²

(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 • www.michaeltuck.co.uk/



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