



MICHAEL TUCK
ESTATE & LETTING AGENTS



31 Drivemoor, Abbeydale - GL4 5XP

Gloucester

Guide Price **£415,000**

31 Drivemoor

Abbeydale, Gloucester

FOUR BEDROOM DETACHED FAMILY HOME IN IMMACULATE CONDITION – OVERLOOKING A GREEN WITH GARAGE, PARKING & SUMMER HOUSE

This IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME is beautifully presented throughout and READY TO MOVE INTO, offering modern, spacious living in a HIGHLY SOUGHT AFTER LOCATION.

The ground floor comprises a welcoming HALLWAY, a convenient CLOAKROOM, and a stylish SEMI OPEN PLAN LOUNGE/DINER/KITCHEN – perfect for MODERN FAMILY LIVING and ENTERTAINING.

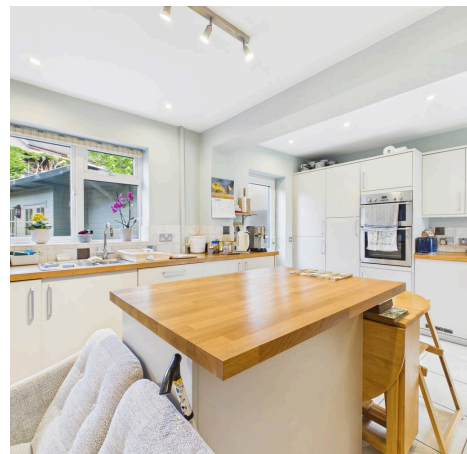
Upstairs, the property offers FOUR BEDROOMS, including TWO DOUBLE BEDROOMS and TWO SINGLE BEDROOMS, with one SINGLE BEDROOM BENEFITTING FROM AN ENSUITE, alongside a well-presented FAMILY BATHROOM.

Externally, the property benefits from OFF ROAD PARKING, a GARAGE, and a PRIVATE REAR GARDEN with a SUMMER HOUSE, ideal for HOME WORKING, ENTERTAINING OR RELAXING. The property also enjoys an attractive outlook OVER A GREEN.

Situated in a POPULAR RESIDENTIAL AREA, the home is within WALKING DISTANCE to LOCAL BUS ROUTES, SHOPS, DOCTORS SURGERY, DENTIST, PHARMACY and everyday amenities. Ideally located for families, the property is within CLOSE PROXIMITY to ABBEYMEAD PRIMARY SCHOOL, HERON PRIMARY SCHOOL and UPTON ST LEONARDS PRIMARY SCHOOL.

Potential rental value of £1,795 pcm. Please contact Michael Tuck Lettings in Abbeymead for more details

- IMMACULATE CONDITION THROUGHOUT
- FOUR BEDROOMS
- DETACHED



Hallway

Lounge

11' 10" x 15' 3" (3.61m x 4.65m)

Kitchen/Diner

25' 7" x 11' 3" (7.80m x 3.43m)

Cloakroom

5' 7" x 2' 10" (1.70m x 0.86m)

Landing

Bedroom 1

11' 1" x 11' 10" (3.38m x 3.61m)

Bedroom 2

10' 8" x 11' 7" (3.25m x 3.53m)

Bedroom 3

6' 8" x 11' 2" (2.03m x 3.40m)

Ensuite

6' 7" x 3' 10" (2.01m x 1.17m)

Bedroom 4

6' 4" x 8' 10" (1.93m x 2.69m)

Bathroom

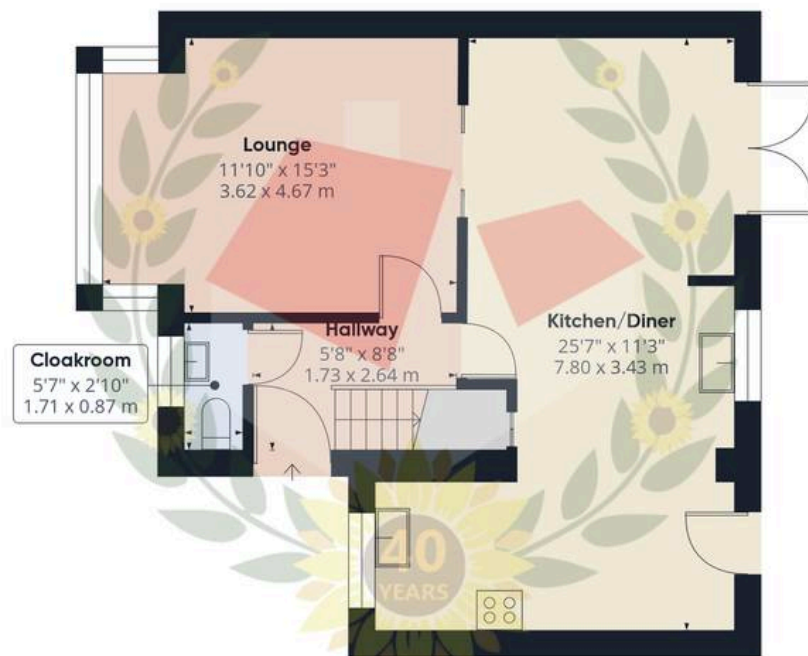
6' 9" x 5' 5" (2.06m x 1.65m)

Council Tax band: D

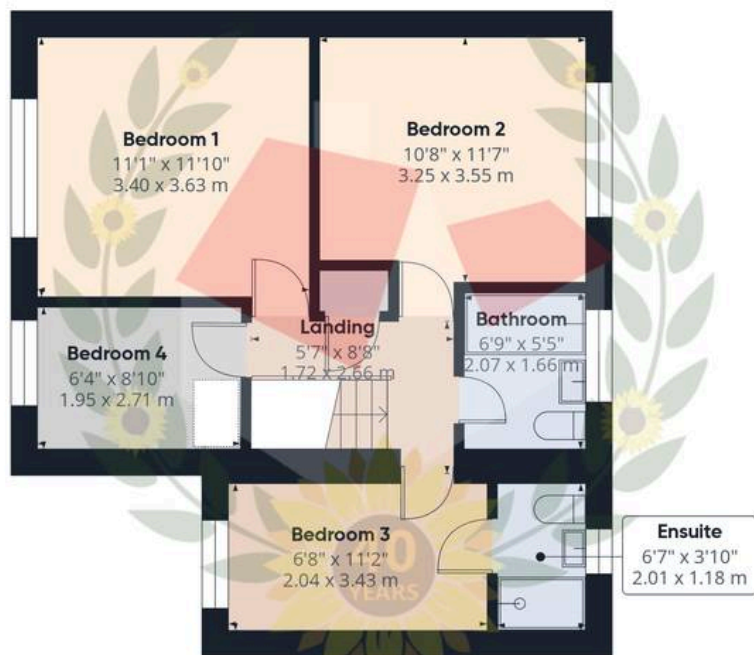
Tenure: Freehold

EPC Energy Efficiency Rating: C





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1054 ft²

97.9 m²

(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

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • estates.abbeymead@michaeltuck.co.uk • 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 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.