



 **4 Grayling Close, Abbeymead - GL4 5ED**
Gloucester

Guide Price **£395,000**

4 Grayling Close

Abbeymead, Gloucester

Four Bedroom DETACHED Family Home situated on a quiet and sought after NO THROUGH ROAD In ABBEYMEAD

This spacious property offers well-balanced accommodation throughout, beginning with a welcoming entrance porch leading into a convenient downstairs cloakroom. The generous lounge provides a comfortable living space, complemented by a separate dining room, well-appointed kitchen and a bright conservatory, offering additional versatile living space with views over the garden. The property also benefits from land to both sides and the front which give the property a private set up.

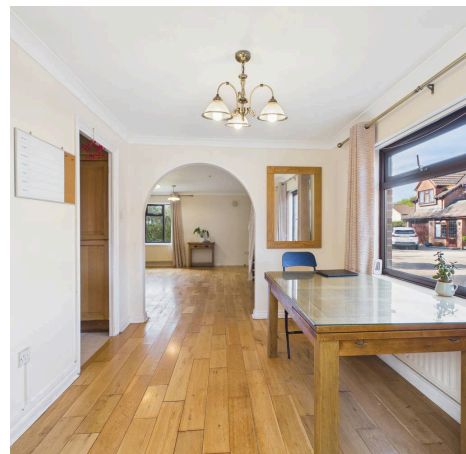
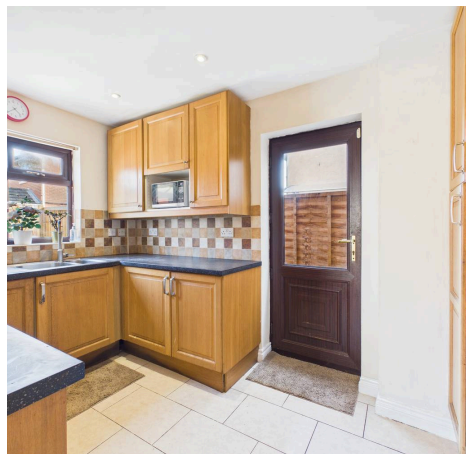
Upstairs, the first-floor landing gives access to four well-proportioned bedrooms and a family bathroom.

Further benefits include UPVC double glazing, a newly installed 'Worcester' combination boiler, and ample natural and fitted lighting throughout. Externally, the property boasts an enclosed rear garden, a garage, and off-road parking for multiple vehicles.

This is an ideal family home, offering generous living accommodation and convenient access to a range of local amenities, including reputable schools and shops.

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,525 pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: D



Entrance Porch

Cloakroom

Lounge

16' 10" x 16' 2" (5.13m x 4.93m)

Dining Room

11' 3" x 8' 9" (3.43m x 2.67m)

Kitchen

12' 0" x 7' 9" (3.66m x 2.36m)

Conservatory

9' 0" x 8' 3" (2.74m x 2.52m)

First Floor Landing

Bedroom 1

12' 10" x 10' 5" (3.91m x 3.18m)

Bedroom 2

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

Bedroom 3

8' 10" x 6' 2" (2.69m x 1.88m)

Bedroom 4

7' 1" x 6' 2" (2.16m x 1.88m)

Bathroom

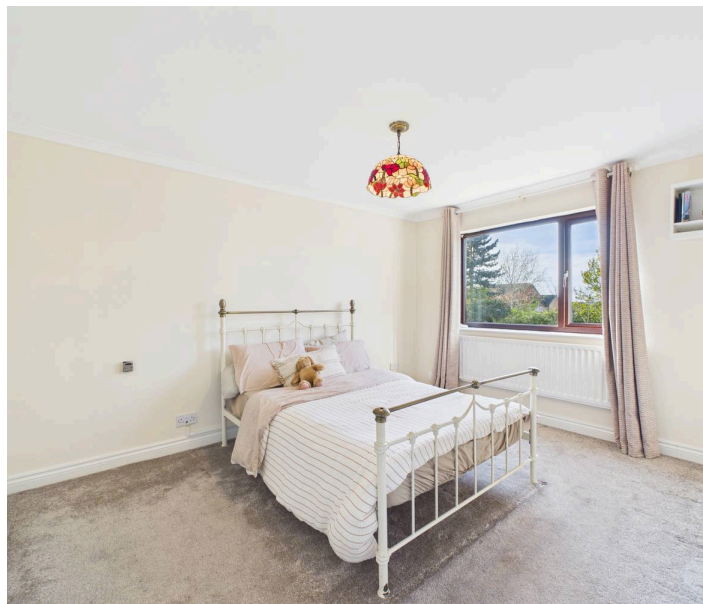
7' 5" x 5' 6" (2.26m x 1.68m)

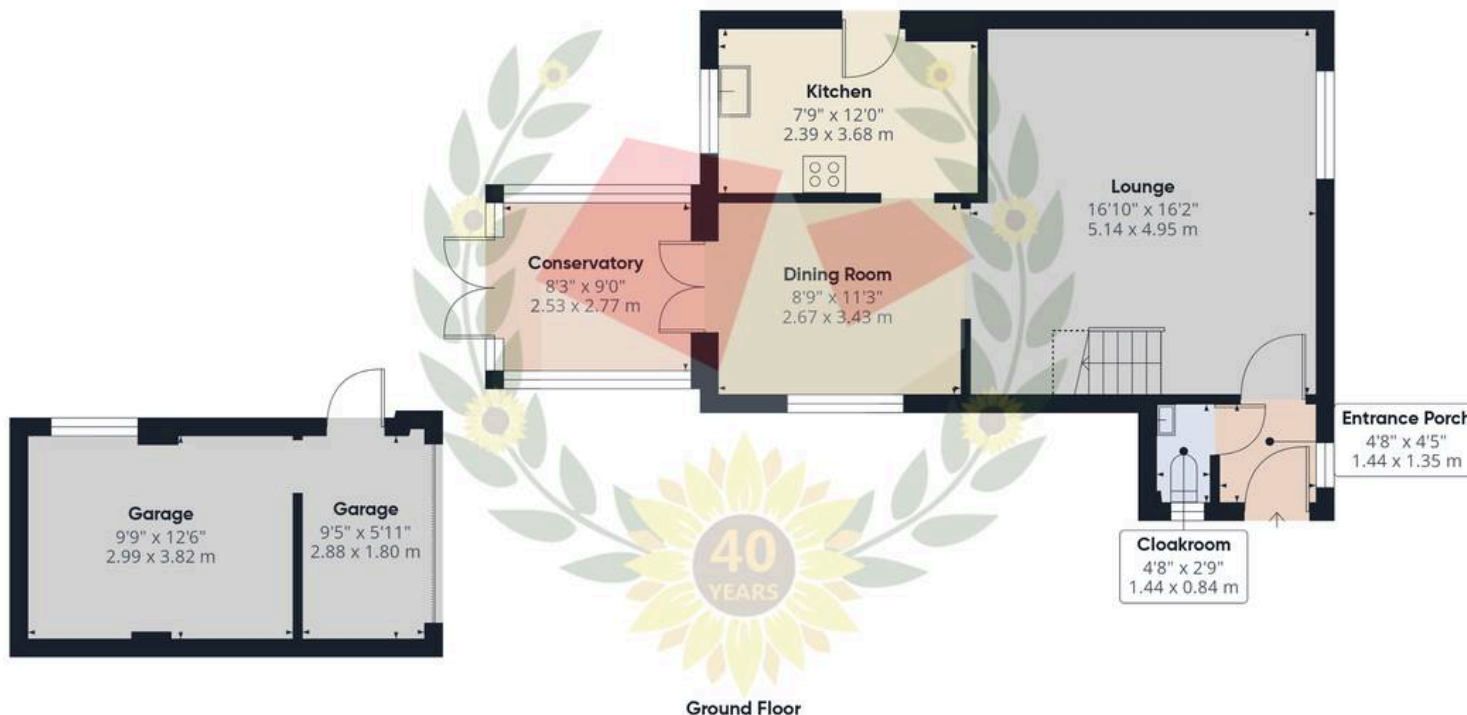
Garage

17' 7" x 9' 9" (5.36m x 2.97m)

Additional Information From Seller

- Utilities • Electricity – mains • Gas – mains • Water – mains
- Sewerage – mains • Broadband – fibre to cabinet



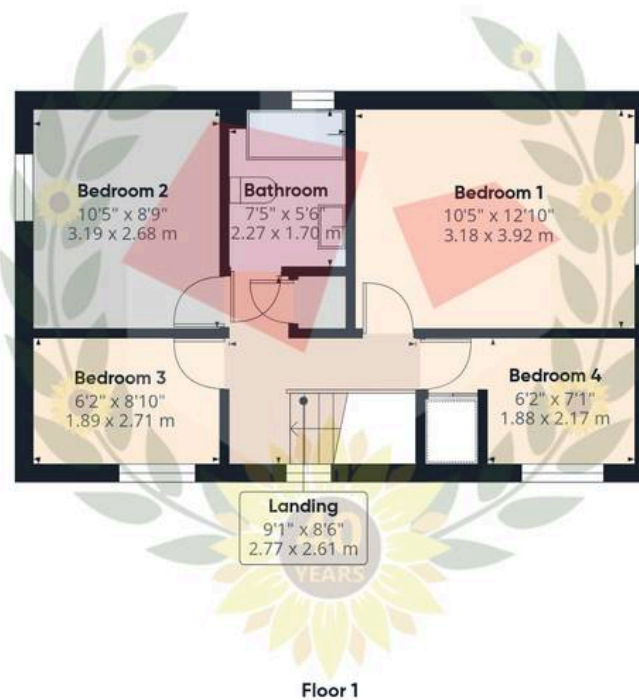


Approximate total area⁽¹⁾

1193 ft²
110.8 m²

Reduced headroom

12 ft²
1.1 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





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