



MICHAEL TUCK
ESTATE & LETTING AGENTS



3 Monarch Close, Abbeymead – GL4 5EB

Gloucester

Guide Price **£475,000**

3 Monarch Close

Abbeymead, Gloucester

Situated in the EVER-POPULAR residential area of Abbeymead, this BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED family home is presented with NO ONWARD CHAIN and has been thoughtfully EXTENDED and impeccably maintained, offering an exceptional blend of contemporary living and practical family space.

The true heart of the home is the MAGNIFICENT SINGLE-STOREY REAR EXTENSION, which has transformed the property into a SUPERB OPEN-PLAN living, dining and kitchen space. Designed with both entertaining and everyday family life in mind, this impressive room is FLOODED WITH NATURAL LIGHT thanks to TWO LARGE VELUX WINDOWS and an entire wall of STYLISH BI-FOLD DOORS, seamlessly connecting the indoors with the beautifully landscaped rear garden.

Upstairs, the property continues to impress with a GENEROUS LANDING leading to FOUR WELL-PROPORTIONED BEDROOMS. The SPACIOUS PRINCIPLE BEDROOM benefits from a LARGE EN-SUITE shower room, while the remaining bedrooms are served by a WELL-APPOINTED FAMILY BATHROOM.

Potential rental value of £1,700pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Hallway

Lounge

14' 2" x 9' 7" (4.32m x 2.92m)

Dining Area

14' 11" x 10' 11" (4.55m x 3.33m)

Living Area

16' 9" x 11' 8" (5.11m x 3.56m)

Kitchen

10' 6" x 9' 8" (3.20m x 2.95m)

Utility Room

12' 2" x 8' 5" (3.71m x 2.57m)

Cloakroom

6' 0" x 3' 0" (1.83m x 0.91m)

Garage

8' 6" x 6' 9" (2.59m x 2.06m)

Landing

Bedroom 1

11' 0" x 9' 3" (3.35m x 2.82m)

En-Suite

8' 1" x 6' 3" (2.46m x 1.91m)

Bedroom 2

10' 7" x 9' 7" (3.23m x 2.92m)

Bedroom 3

9' 9" x 8' 5" (2.97m x 2.57m)

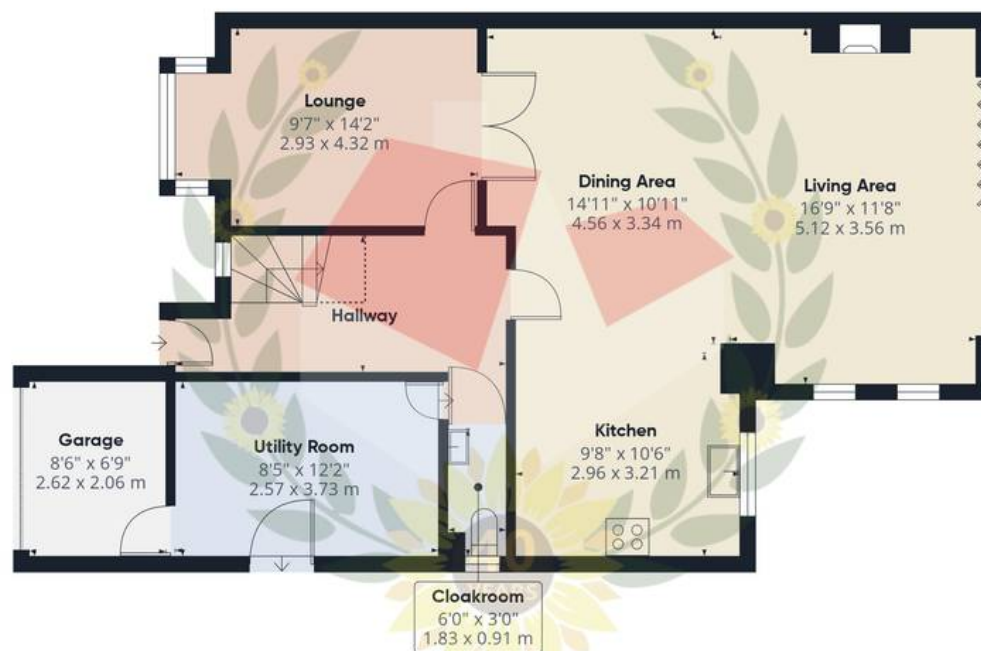
Bedroom 4

8' 5" x 8' 0" (2.57m x 2.44m)

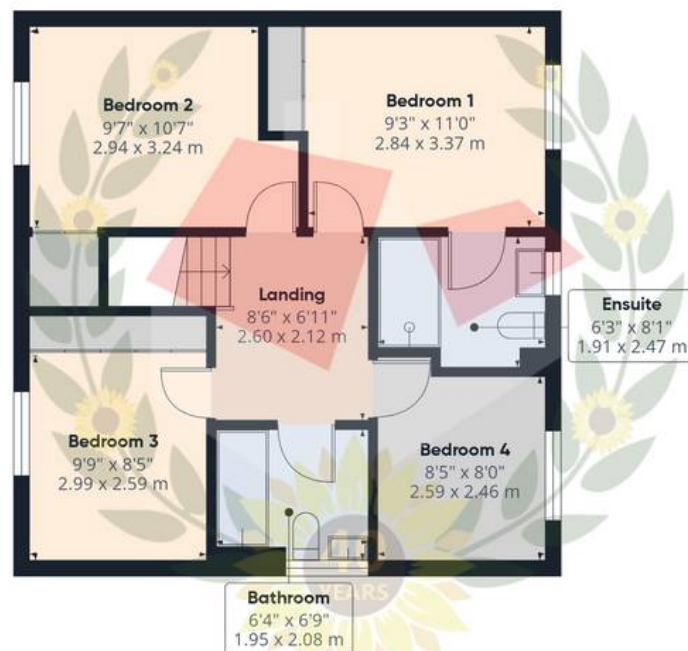
Bathroom

6' 9" x 6' 4" (2.06m x 1.93m)





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1402 ft²

130.3 m²

Reduced headroom

7 ft²

0.7 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.

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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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