



MICHAEL TUCK
ESTATE & LETTING AGENTS



5 Seven Acres, Abbeymead – GL4 4QU

Gloucester

Guide Price **£485,000**

5 Seven Acres

Abbeymead, Gloucester

Situated in a PEACEFUL CUL-DE-SAC within the HIGHLY DESIRABLE Abbeymead area of Gloucester, this EXCEPTIONAL FIVE-BEDROOM DETACHED family home has been BEAUTIFULLY MAINTAINED and thoughtfully updated to offer spacious, versatile accommodation throughout. Boasting SUPERB COMMUTER LINKS to both Gloucester and Cheltenham, this OUTSTANDING PROPERTY is perfectly suited to modern family living.

Stepping inside, you are welcomed by a BRIGHT AND SPACIOUS entrance hall, setting the tone for the quality and presentation found throughout the home. The ground floor offers a convenient cloakroom, a GENEROUS AND INVITING LOUNGE, a SEPARATE DINING ROOM ideal for entertaining, and a DELIGHTFUL CONSERVATORY overlooking the rear garden, creating an excellent additional reception space.

Upstairs, a SPACIOUS LANDING provides access to FIVE WELL-PROPORTIONED BEDROOMS. The accommodation includes THREE GENEROUS DOUBLE BEDROOMS and two comfortable single bedrooms, offering flexibility for growing families, guests, or those working from home. The principal bedroom benefits from a STYLISH EN-SUITE shower room, while the remaining bedrooms are served by a WELL-APPOINTED FAMILY BATHROOM.

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

Council Tax band: E

Tenure: Freehold



Hallway**Cloakroom**

5' 5" x 3' 4" (1.65m x 1.02m)

Living Room

16' 3" x 11' 3" (4.95m x 3.43m)

Dining Room

10' 5" x 9' 2" (3.18m x 2.79m)

Conservatory

11' 2" x 9' 3" (3.40m x 2.82m)

Kitchen

11' 9" x 10' 9" (3.58m x 3.28m)

Utility Room

10' 7" x 5' 5" (3.23m x 1.65m)

Garage

16' 3" x 8' 0" (4.95m x 2.44m)

Bedroom 1

11' 5" x 11' 4" (3.48m x 3.45m)

Ensuite

8' 4" x 4' 5" (2.54m x 1.35m)

Bedroom 2

12' 5" x 8' 5" (3.79m x 2.57m)

Bedroom 3

11' 5" x 9' 4" (3.48m x 2.85m)

Bedroom 4

11' 0" x 8' 7" (3.35m x 2.62m)

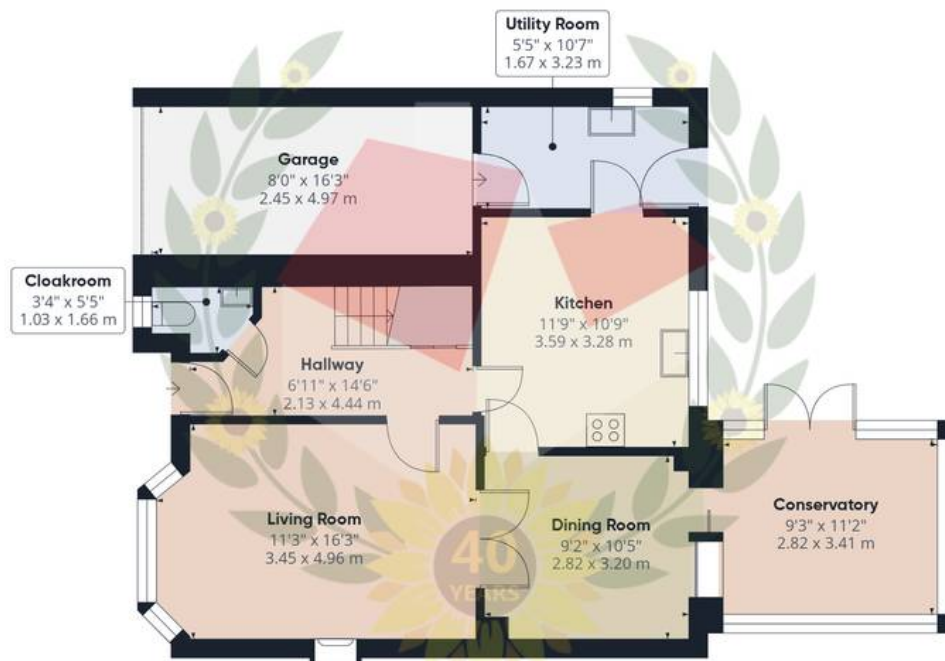
Bedroom 5

9' 0" x 6' 10" (2.74m x 2.08m)

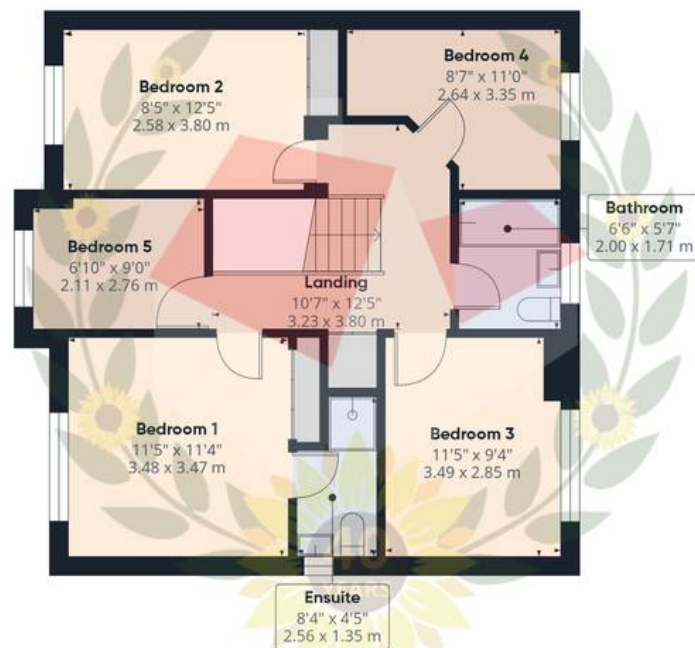
Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1458 ft²

135.6 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.

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