



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **56 Stonechat Avenue, Abbeydale – GL4 4XE**

Gloucester

Guide Price **£379,950**

56 Stonechat Avenue

Abbeydale, Gloucester

Situated on a GENEROUS CORNER PLOT in the ever-popular Abbeydale area, this BEAUTIFULLY MAINTAINED and EXTENSIVELY EXTENDED FOUR-BEDROOM family home offers an exceptional amount of versatile living space, superb outdoor areas, and EXCITING POTENTIAL FOR FURTHER EXPANSION, subject to the necessary permissions. Occupying an ENVIABLE POSITION with OPEN GREEN SPACE to one side, the property enjoys an attractive setting, enhanced privacy, and a WONDERFUL SENSE OF SPACE rarely found in the area.

Over the years, the property has been THOUGHTFULLY EXTENDED on three separate occasions to create a TRULY IMPRESSIVE family home. A SUBSTANTIAL TWO-STOREY EXTENSION provides an ADDITIONAL DOUBLE BEDROOM to the first floor and a SPACIOUS SECOND RECEPTION ROOM to the ground floor. A further extension has created a LARGER, MORE PRACTICAL KITCHEN, while the addition of a WELL-PROPORTIONED CONSERVATORY offers yet another versatile living space overlooking the rear garden.

Potential rental value of £1,550pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

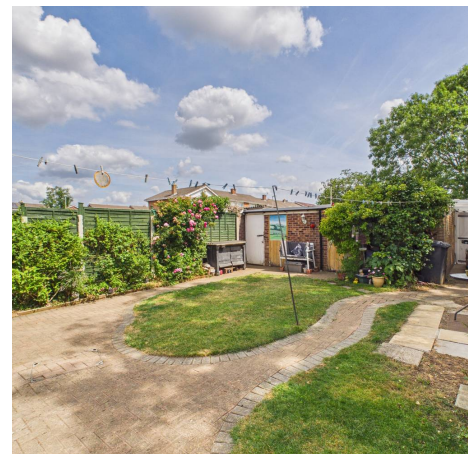
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Immaculately Kept Throughout
- Large Corner Plot



Hallway

Cloakroom

5' 5" x 2' 6" (1.65m x 0.76m)

Kitchen

20' 7" x 8' 5" (6.27m x 2.57m)

Living Room

14' 7" x 11' 4" (4.45m x 3.45m)

Dining Room

9' 11" x 8' 11" (3.02m x 2.72m)

Reception Room

14' 7" x 8' 7" (4.45m x 2.62m)

Includes an external door to the rear not currently in use, but one that can easily be reinstated to allow further garden access.

Sunroom

9' 7" x 9' 5" (2.92m x 2.87m)

Landing

Bathroom

7' 9" x 5' 7" (2.36m x 1.70m)

Bedroom 1

11' 9" x 10' 0" (3.58m x 3.05m)

Bedroom 2

14' 8" x 8' 5" (4.47m x 2.57m)

Bedroom 3

10' 2" x 10' 0" (3.10m x 3.05m)

Bedroom 4

12' 10" x 7' 9" (3.91m x 2.36m)

Garage

17' 1" x 8' 0" (5.21m x 2.44m)

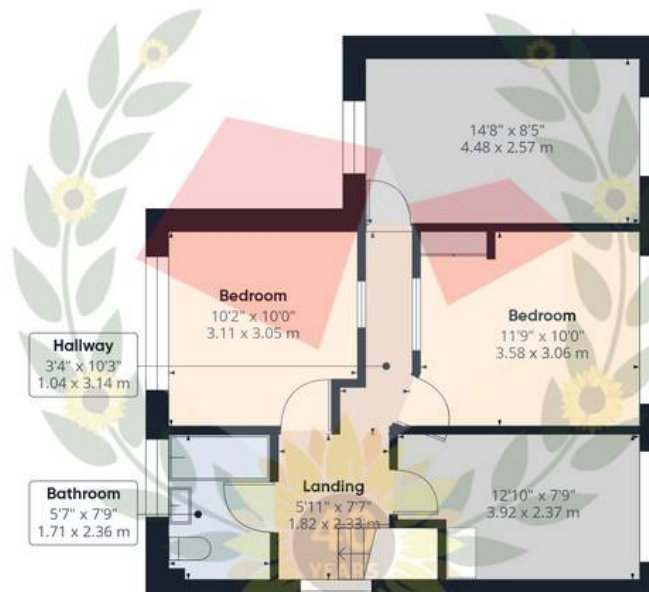
Garage

16' 10" x 10' 5" (5.13m x 3.18m)





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1591 ft²

147.8 m²

Reduced headroom

14 ft²

1.3 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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