



 24 Thomas Stock Gardens, Abbeymead – GL4 5GH

Gloucester

£345,000

## 24 Thomas Stock Gardens

Abbeymead, Gloucester

Situated in a QUIET and SOUGHT AFTER CUL-DE-SAC within the POPULAR AREA OF ABBEYMEAD, this THREE BEDROOM DETACHED HOUSE offers well-proportioned accommodation throughout, an INTEGRAL GARAGE and excellent potential for further improvement.

Upon entering, the property offers a SPACIOUS HALLWAY providing access to the main living accommodation, along with a convenient CLOAKROOM. The GENEROUSLY SIZED LIVING ROOM provides a comfortable space for relaxing, while the separate DINING ROOM offers an ideal area for family meals and entertaining. To the rear is a bright and versatile SUN ROOM, providing an additional reception space with views and access towards the garden. The WELL PROPORTIONED KITCHEN offers plenty of scope for personalisation, while the INTEGRAL GARAGE provides useful storage and practical access.

To the first floor, there is a GOOD SIZED LANDING providing access to THREE BEDROOMS and the family bathroom. The MAIN BEDROOM is a GENEROUS DOUBLE and benefits from its own ENSUITE SHOWER ROOM and IN-BUILT WARDROBES, while the second bedroom is also a GOOD SIZED DOUBLE with more IN-BUILT STORAGE. The WELL PROPORTIONED SINGLE BEDROOM provides flexibility for use as a bedroom, guest room or home office. Completing the first floor is a WELL SIZED FAMILY BATHROOM.

Externally, the property benefits from OFF-ROAD PARKING FOR AT LEAST TWO CARS, alongside the INTEGRAL GARAGE which has power. To the rear is a PRIVATE ENCLOSED GARDEN, NOT OVERLOOKED FROM THE REAR, providing a pleasant outdoor space with plenty of potential to create a garden to suit your



## Hallway

### Cloakroom

6' 8" x 2' 8" (2.03m x 0.81m)

### Living Room

13' 0" x 12' 5" (3.96m x 3.79m)

### Dining Room

9' 6" x 9' 6" (2.90m x 2.90m)

### Sunroom

7' 5" x 7' 4" (2.26m x 2.24m)

### Kitchen

18' 6" x 9' 4" (5.64m x 2.85m)

### Garage

16' 7" x 8' 6" (5.06m x 2.59m)

### Landing

### Bedroom 1

11' 4" x 10' 5" (3.45m x 3.18m)

### Ensuite

8' 9" x 3' 10" (2.67m x 1.17m)

### Bedroom 2

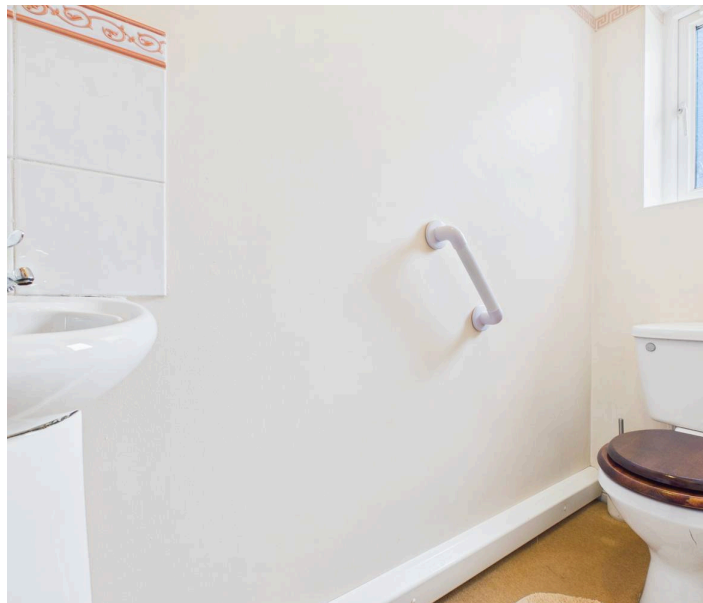
10' 9" x 8' 1" (3.28m x 2.46m)

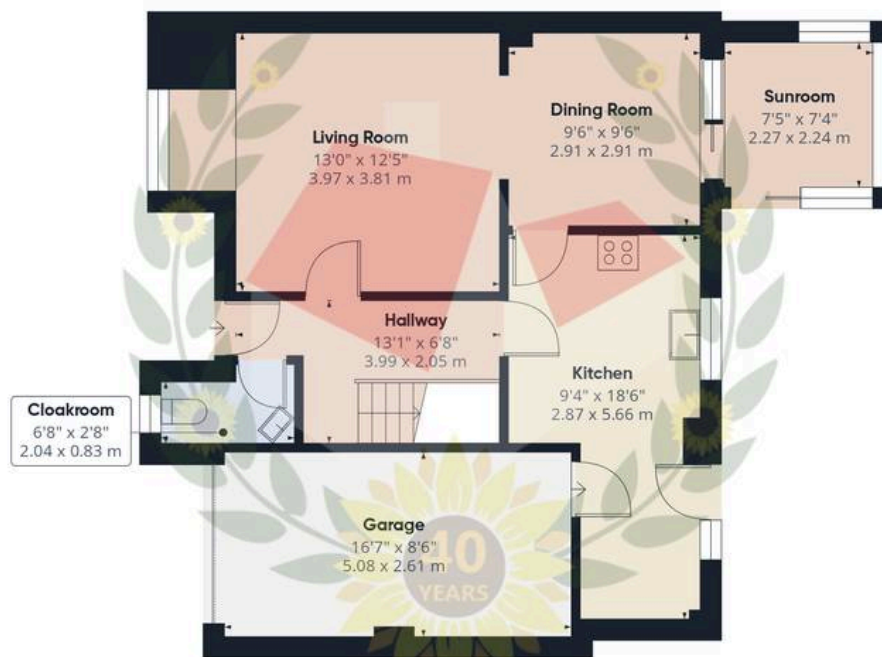
### Bedroom 3

7' 11" x 7' 2" (2.41m x 2.18m)

### Bathroom

6' 7" x 6' 3" (2.01m x 1.91m)



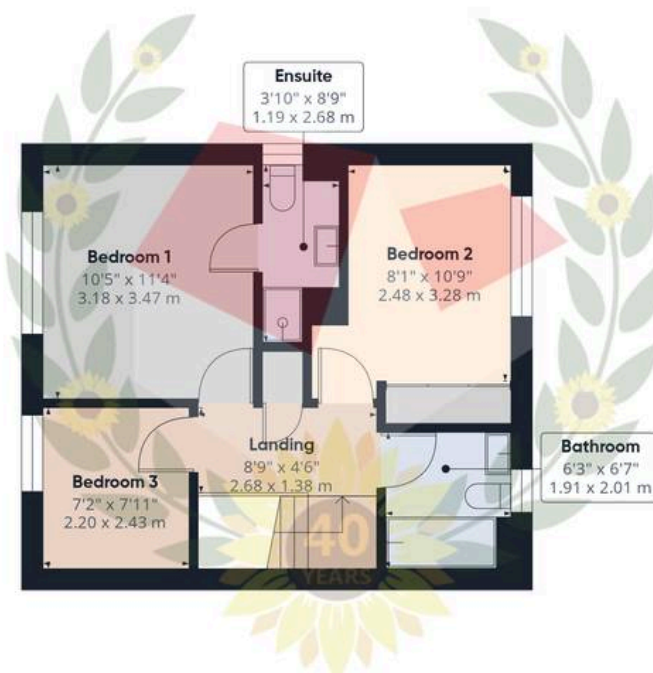


**Ground Floor**

**Approximate total area<sup>(1)</sup>**

1112 ft<sup>2</sup>

103.3 m<sup>2</sup>



**Floor 1**

(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**





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