Murdock & Wasley
ESTATE AGENTS



3 Homestead Court

Abbeymead, Gloucester, GL4 5TB

Offers in excess of £535,000

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Murdock & Wasley Estate Agents are delighted to bring to the market this superbly presented four double-bedroom family home, situated in a popular location close to highly regarded schools, local amenities, and excellent transport links.

Lovingly upgraded by the current owners, the property offers stylish and spacious accommodation throughout, including an impressive open-plan kitchen/living area, separate utility room, and lounge. Upstairs, the principal bedroom benefits from an en-suite, alongside three further double bedrooms and a family bathroom.

Externally, the property offers off-road parking for up to four vehicles, a one-and-a-half garage, and a beautifully maintained rear garden.

A fantastic turnkey home that must be viewed to be fully appreciated.







Entrance Hall
Accessed via composite double glazed door, power points, radiator, stairs to first floor landing, under stairs storage cupboard, coving, inset ceiling spotlights. Doors lead off:

Cloakroom
Low level wc, wall mounted wash hand basin, radiator, coving, inset ceiling spotlights, front aspect upvc double glazed window.

Kitchen/ Living Area
Range of base, wall and drawer mounted units, laminate worksurfaces, ceramic sink unit with a mixer tap over. Appliance points, power points, eye level double oven/ grill, four ring induction hob with extractor hood over. Integral fridge and dishwasher, feature island with seating, space for dining table, feature fireplace with wood burning stove. Radiator, coving, side aspect door to garden and a rear aspect upvc double glazed window and French doors leading to the garden. Door to:

Utility
Range of base and wall mounted units, laminate worksurface, sink unit with mixer tap over. Appliance points, power points, space for washing machine, tumble drier and fridge/ freezer. Radiator, coving, inset ceiling spotlights. Door to storage cupboard with slatted shelving and power points.

Lounge
Tv point, power points, radiator, coving, front aspect upvc double glazed window.

Landing
Power points, radiator, coving, access to loft space, front aspect upvc double glazed window. Doors lead off:

Master Bedroom
Power points, radiator, built in wardrobes with mirror fronted doors, coving, front aspect upvc double glazed window. Door to:

En-Suite
Suite comprising step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, partly tiled walls, inset ceiling spotlights, side aspect upvc double glazed window.

Bedroom Two
Power points, radiator, built in wardrobes, coving, rear aspect upvc double glazed window.

Bedroom Three
Power points, radiator, coving, front aspect upvc double glazed window.

Bedroom Four
Power points, radiator, built in wardrobes, coving, rear aspect upvc double glazed window.

Bathroom
Suite comprising step in shower cubicle with shower off the mains, bath with shower attachment, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, partly tiled walls, inset ceiling spotlights, side aspect upvc double glazed window.

Outside
A generous block-paved driveway to the front of the property provides off-road parking for up to four vehicles and leads to two electric garages. One garage is slightly reduced in size due to the internal utility room; however, both are equipped with power, lighting, elevated storage, and a personnel door offering convenient access to the rear garden.

A pathway with secure gate provides side access to the rear garden.

The rear garden is beautifully landscaped and enjoys a high degree of privacy, featuring a generous lawn bordered by mature trees, established shrubs, and attractive planting. A spacious paved patio provides the perfect setting for outdoor dining and entertaining, while the well-maintained lawn offers ample space for children to play and for keen gardeners to enjoy. Fully enclosed by fencing and mature hedging, the garden creates a peaceful and secluded outdoor retreat.

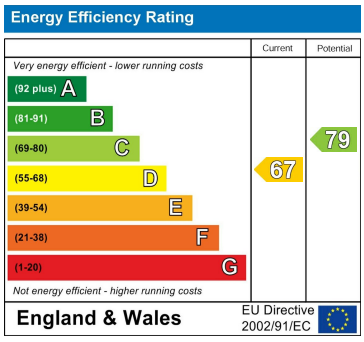
Tenure
Freehold

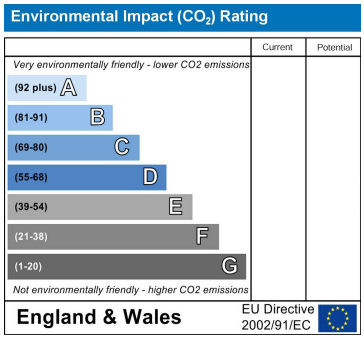
Local Authority
Gloucester City Centre
Council Tax Band: E

Services
Mains water, gas, electricity and drainage.

Awaiting Vendor Approval
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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