



11 Hunters Gate

Abbeydale, Gloucester, GL4 5FE

£625,000



Set within a delightful leafy corner of Abbeydale, in the popular Hunters Gate development just off The Wheatridge, this attractive family home enjoys an enviable position. The location is ideal for access to highly regarded primary schools including Heron, Abbeymead, and Upton, and is well served by bus routes to the City's popular secondary and grammar schools. Nearby parks and green spaces offer excellent opportunities for family time and dog walking, while the suburb itself boasts a wide range of amenities including doctors, pharmacy, shops, and restaurants. The current owners have significantly enhanced the property with the installation of owned solar panels complete with battery storage, an air source heat pump, and cavity wall insulation, improving both energy efficiency and running costs. In addition, the garden has been fully revamped to create an attractive and usable outdoor space.



Entrance Hallway

Accessed via a double glazed front door, with tiled flooring, stairs leading to the first floor, and doors providing access to the cloakroom, lounge, and open-plan kitchen/diner.

Cloakroom

Double glazed frosted window to the side, low-level WC, and vanity wash hand basin, with a heated towel rail and tiled flooring.

Lounge

Double glazed windows to the front and French doors to the rear, television point, feature hearth recessed, power points, and radiator.

Open Plan Kitchen/Diner

Double glazed windows and French doors overlooking the beautiful rear garden, with an additional double glazed door to the side. The kitchen is fitted with a range of eye and base level units with roll-edge worktops, sink/drain, cooker point, and space for further appliances. Further features include a radiator, tiled flooring, multiple power points, and recessed downlights, with a door leading to the garage. The Dining area has a built-in bench.

First Floor Landing

Double glazed door front, access to the loft via hatch, airing cupboard, radiator, and doors leading to all rooms.

Bedroom 1

Double glazed windows to the front, radiator, power points, and television point, with a door leading to the en-suite.

En-Suite

Double glazed frosted window to the rear, shower cubicle, low-level WC, and pedestal wash hand basin, with a heated towel rail, under floor heating, tiled walls and flooring, and extractor fan.

Bedroom 2

Double glazed windows to both front & rear, two radiators, power points & built in wardrobes.

Bedroom 3

Double glazed windows to rear, radiator, power points.

Bedroom 4

Double glazed windows to rear, radiator, power points.

Bathroom

Double glazed frosted windows to front, four piece suite comprising of panelled bath, separate shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, mirror.

Double Garage & Parking

Accessed via electric door, power & lighting. Parking for three vehicles in front.

Rear Garden

A generous garden featuring a large shed, greenhouse, and raised beds, complemented by established borders with a variety of fruit trees including pear, apple, and damson. Further benefits include garden lighting. A second, spacious patio area is situated at the rear of the garden, complete with a power outlet and enjoying pleasant views down the garden and over the hill beyond. & an air source heat pump. Gated side access to both sides.

Tenure

Freehold.

Services

Mains water, gas, electricity, solar panels, under floor heating (in the en-suite) air source heat pump & drainage.

Local Authority

Gloucester City Council- Band F

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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