



86 Woodcock Close, Abbeydale, Gloucester, GL4 4WU

£470,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

A beautifully extended four double bedroom detached home in Abbeydale, fully modernised throughout and offering spacious, versatile accommodation ideal for modern family living. This bright and airy property benefits from large windows, creating a light-filled and welcoming atmosphere across both floors.

The ground floor offers a well-designed layout, featuring a contemporary kitchen complete with central island, ideal for both everyday living and entertaining. There is a separate dining room with direct access to the rear garden, alongside a comfortable sitting room. Further benefits include a convenient WC, a separate utility room, and a dedicated office space, perfect for those working from home.

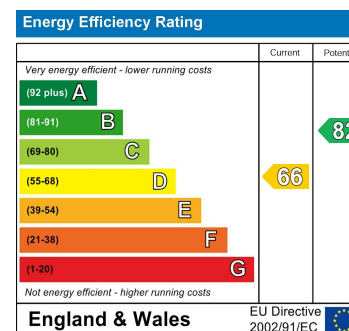
Upstairs, the property continues to impress with four generously sized double bedrooms. Two of the bedrooms benefit from ensuite shower rooms, with the principal bedroom boasting a spacious four-piece suite including a freestanding bath. A modern family bathroom also serves the remaining bedrooms and features an additional four-piece suite.

Externally, the property offers a unique and charming feature with a converted outbuilding, now styled as a medieval-themed pub, providing an excellent entertaining space. The home also benefits from a detached double garage and ample off-road parking. To the front, the property enjoys pleasant views overlooking greenery, enhancing the overall sense of space and privacy.

This spacious and well-presented home combines modern living with characterful features and generous accommodation, making it an ideal family property.

****EPC complete prior to completed works - subject to improvement****

- Extended four double bedroom detached home
- Fully modernised throughout with bright, airy feel
- Modern kitchen with island & separate dining room
- Two ensuites plus four-piece family bathroom
- Converted “medieval pub” outbuilding for entertaining
- Detached double garage, ample parking & green outlook
- EPC Rating - D66
- Council Tax Band - D



Agents Note

Freehold

EPC Rating: D66 (subject to change)

Gloucester Council Band: D

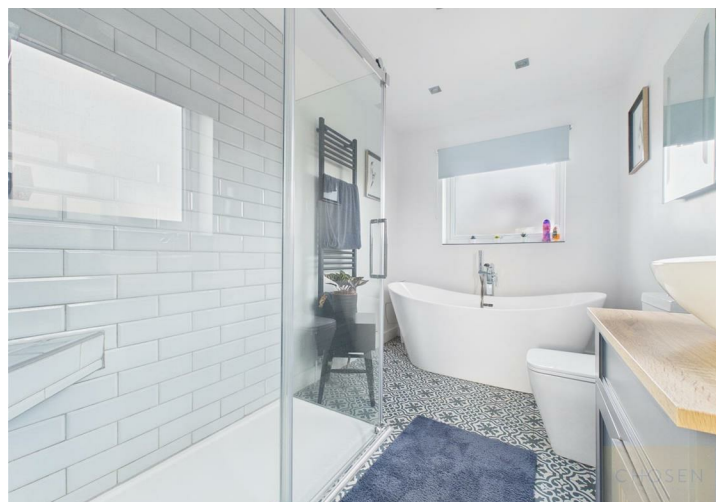
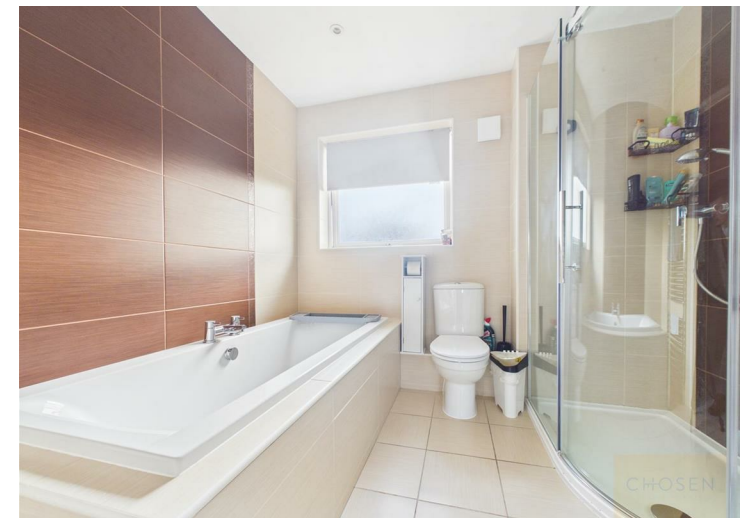
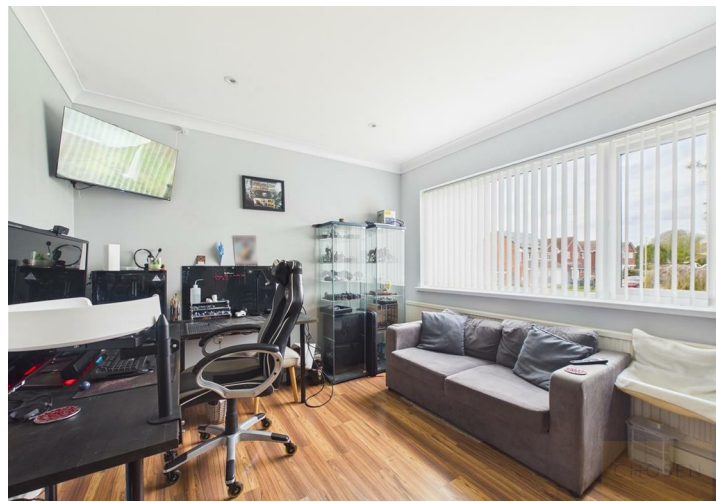
Mains Electric, Gas and Water are connected.

Fibre Broadband is available in the area.

Flood Risk

Rivers & Seas: Very Low

Surface Water: Very Low



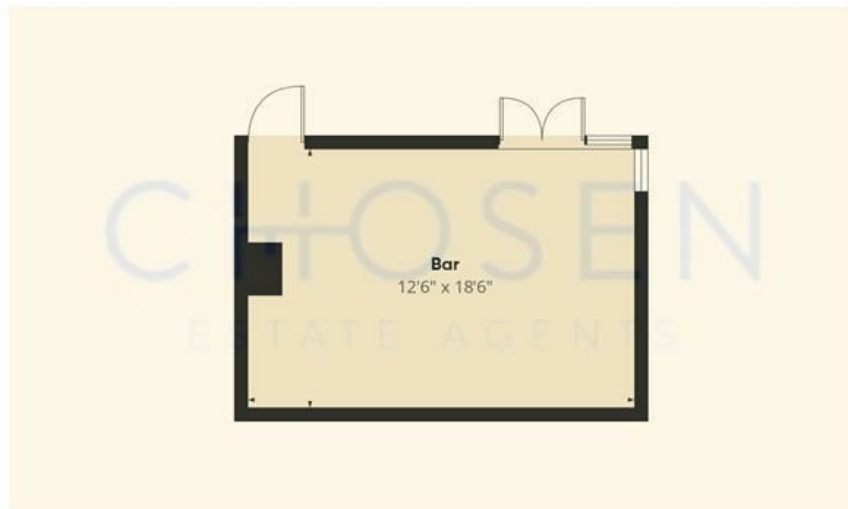


Floor 0 Building 1



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Approximate total area⁽¹⁾
2146 ft²



Floor 0 Building 2



Floor 0 Building 3

(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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