



22 Thomas Stock Gardens, Abbeymead, Gloucester, Gloucestershire, GL4 5GH

£399,950

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**Farr & Farr** Sales Lettings 



**22 Thomas Stock Gardens,  
Abbeymead, Gloucester,  
Gloucestershire, GL4 5GH**

**£399,950**

A LARGE 4 BEDROOMED DETACHED FAMILY HOME LOCATED IN A DESIRABLE QUIET CUL DE SAC.

Thomas Stock Gardens is a very popular cul-de-sac situated in Abbeymead, just over a mile to the east of Gloucester city centre. Excellent schooling is close by and access to Cheltenham and the M5 is only a short drive.

Number 22 provides spacious well-planned accommodation, benefitting from an integral garage, large kitchen and 4 double bedrooms. Additionally, it is double glazed throughout, has gas central heating and a large en-suite adjoining the master bedroom.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

**Entrance Hallway**

UPVC front door with double glazed stain glass effect leaded window. Carpet Flooring.

**WC**

Vinyl flooring. WC. Hand wash basin. Tiled splashback. Alarm system. Fuse box. Double glazed window to front with obscured glass. Radiator.

**Lounge** 12' 9" x 11' 8" (3.88m x 3.55m)

Carpet flooring. UPVC double glazed window to front. Feature fireplace with electric coal effect fire and surround.

**Dining Room** 9' 4" x 8' 4" (2.84m x 2.54m)

Carpet flooring. Radiator. UPVC single door to:-

**Conservatory** 8' 4" x 15' 2" (2.55m x 4.62m)

Tiled floor. UPVC double glazed windows with glass roof. Lighting with fan. French doors to garden. Electricity sockets.

**Kitchen** 14' 0" x 8' 4" (4.26m x 2.54m)

Vinyl flooring. Laminate worktops with cupboards below. Wall cabinets with glass doors. Inset stainless steel one and half bowl sink with draining board. Mixer tap. Space for freestanding electric oven. Utility area with space for washing machine and tumble dryer with worktop over. Partly tiled walls. UPVC double glazed door and window garden. Larder cupboard. Door to:-

**Garage** 12' 9" x 8' 0" (3.88m x 2.44m)

Up and over door. Light and power.

**First Floor Landing**

Carpet flooring. Loft access containing gas boiler and water tank. Radiator. Two airing cupboards.

**Master Bedroom** 15' 10" x 7' 11" (4.82m x 2.41m)

Carpet flooring. Built-in wardrobe with mirrored sliding doors. Double glazed windows to front. Radiator.

**En suite**

Vinyl flooring. Shower cubicle. Radiator. Hand wash basin. WC. Partly tiled walls. Double glazed obscured glass window to rear. Extractor fan.

**Bedroom Two** 9' 10" x 8' 1" (2.99m x 2.46m)

Laminate flooring. Double glazed window to front. Radiator.

**Bedroom Three** 10' 11" x 7' 3" (3.32m x 2.21m)

Carpet flooring. Double glazed window to front. Radiator.

**Bedroom Four** 10' 0" x 7' 3" (3.05m x 2.21m)

Carpet flooring. Double glazed window to rear. Radiator.

**Family Bathroom** 8' 1" x 5' 1" (2.46m x 1.55m)

Vinyl flooring. Panelled bath. Partly tiled walls. Mixer tap. Low level WC. Hand wash basin. Obscured glass UPVC double glazed window to rear. Radiator Extractor fan.

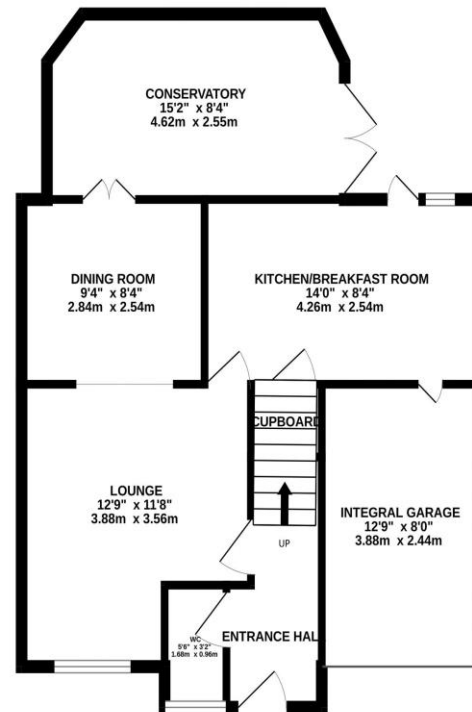
**External**

Rear Garden: Laid to lawn with a small patio. Mature shrubs and trees. Front Gardens Parking for two cars. Mature bushes and laid to gravel.

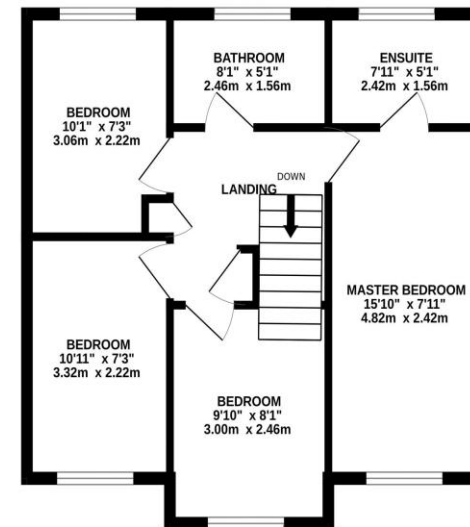
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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