



**16 Middle Croft, Abbeymead GL4 4RL**  
**£525,000**



# 16 Middle Croft, Abbeymead GL4 4RL

- Detached four bedroom family home
- Situated in the highly sought after suburb of Abbeymead
- Beautifully presented throughout
- Off road parking and double garage
- Three reception rooms
- Utility room and downstairs WC
- En-suite to master bedroom
- Chain Free
- EPC TBC
- Tax Band E - Gloucester City Council- £2,869.98 per annum (2026/2027)

**£525,000**

## Accommodation

The accommodation is thoughtfully arranged to provide both comfortable living and practical family space. The ground floor comprises an inviting entrance hall leading to a generous living room with a gas fire and a feature bay window, a separate reception room ideal for use as a dining room or family room, and a versatile study perfect for home working. The well-appointed kitchen is fitted with modern units with granite worktops, complemented by a separate utility room for added convenience. To the first floor, the property offers four well-proportioned bedrooms, including a master bedroom with en suite shower room, alongside a family bathroom serving the remaining bedrooms.

## Double Garage

To the side of the property is a detached double garage accessed via two up-and-over doors, allowing convenient vehicular entry. With a pedestrian door leading directly to the rear garden. The space benefits from both power and lighting, making it ideal for a variety of uses, including storage, hobbies, or DIY projects.

## Outside

The property is approached via a neatly presented, low-maintenance front garden designed with both practicality and kerb appeal in mind. A combination of decorative gravel and paved pathways creates an attractive frontage, complemented by a small seating area. The space is bordered by mature shrubs and low walls, adding a sense of privacy while remaining open and inviting. A driveway to the side provides off-road parking and leads directly to the garage, enhancing convenience for modern family living.

To the rear, the property boasts a beautifully landscaped and private south-facing garden, ideal for both relaxation and entertaining. A spacious paved patio extends from the house, providing the perfect setting for outdoor dining, further enhanced by a charming pergola structure. Beyond this, a well-maintained lawn is bordered by established planting, including mature trees and shrubs that create a tranquil and secluded atmosphere. Raised beds and tiered sections

add depth and character, while the enclosed boundaries ensure a secure and peaceful environment for families and guests alike.

## Location

The ever-popular suburb of Abbeymead is situated on the outskirts of Gloucester City Centre, offering various amenities, including a Morrisons superstore, restaurants, schooling, and public transport links, including Gloucester bus routes to the newly renovated City Centre station. The historic City Centre, to include the medieval Cathedral, offers further shops, boutiques, and eateries alongside the recently developed Gloucester Docks and Quays shopping destination.

## Material Information

Tenure: Freehold.

Council Tax band: Tax band E

Local authority and rates: Gloucester City Council- £2,869.98 per annum (2026/2027)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central heating.

Broadband speed: Standard 12 Mbps, Superfast 49 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: Vodafone (Likely), O2 (Likely), and EE (Likely), Three (Likely)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

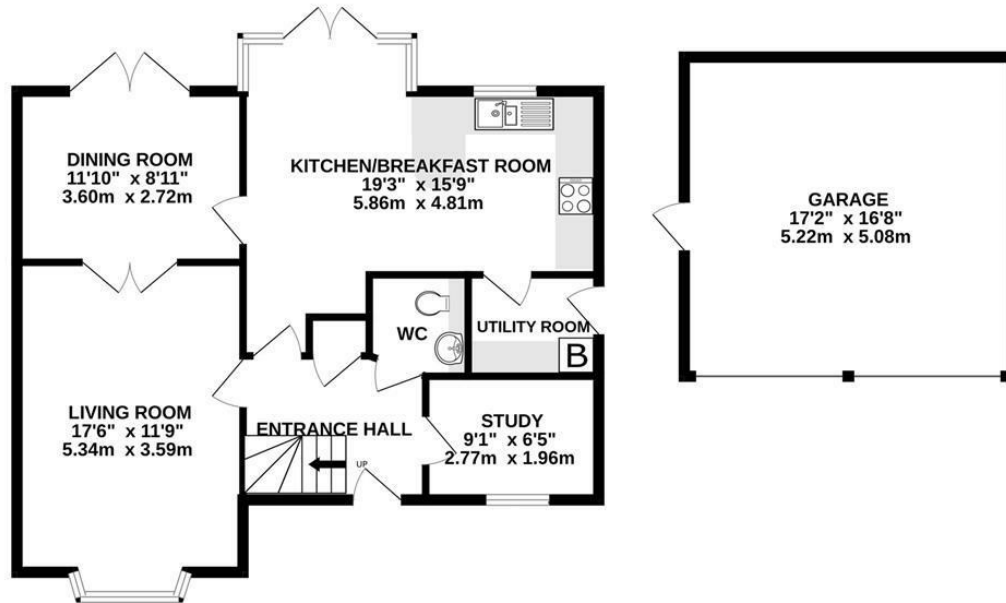
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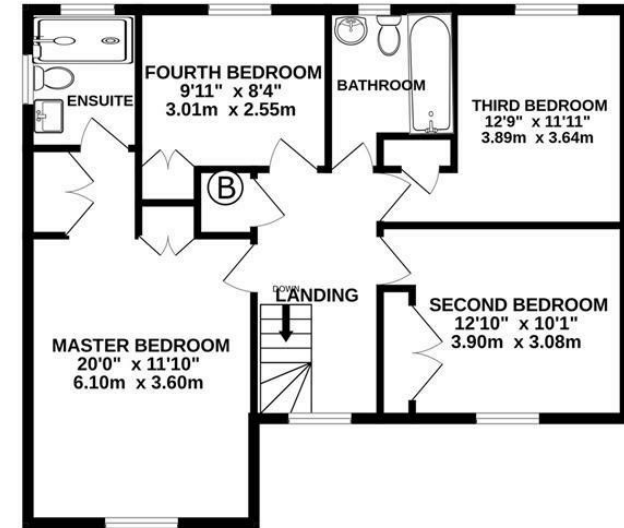
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GROUND FLOOR  
1011 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 1743 sq.ft. (161.9 sq.m.) approx.

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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C	73	78
Needs to be improved	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales EU Directive 2002/91/EC



