

## 28 Quayside Way, Gloucester, GL2 5EX

Offers Over £400,000

Nestled in the charming area of Hempsted, this delightful detached house on Quayside Way offers a perfect blend of comfort and modern living. With four spacious bedrooms an en-suite bathroom, this property is ideal for families seeking both space and convenience.

The heart of the home features an inviting open-plan kitchen area, perfect for entertaining guests and additional versatility, allowing for a cosy lounge or a formal dining space, depending on your needs.

For those who work from home or require a dedicated space for hobbies, the half-converted garage serves as a functional office, providing a quiet retreat away from the main living areas. This comes fully equipped with power and underfloor heating. The front part of the garage serves as good storage and an electrically operated roller door.

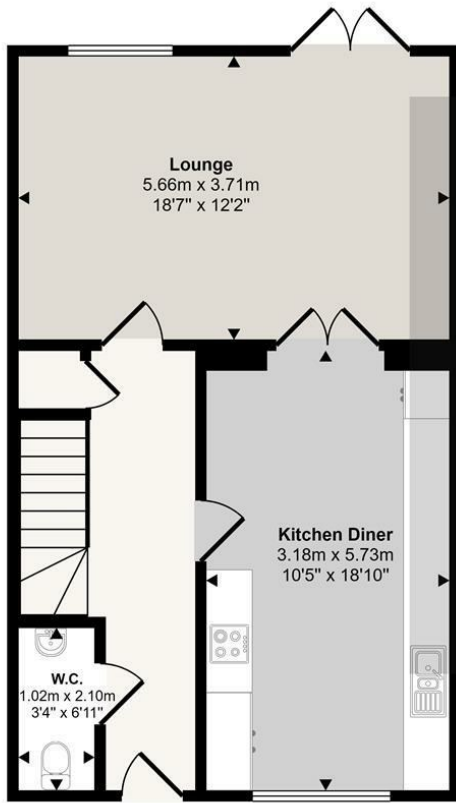
Outside, the property boasts ample parking for up to two/three vehicles, ensuring that you and your guests will never be short of space. The location is particularly appealing, as it is within walking distance to the picturesque Sharpness Canal, offering walks in to Gloucester Quays

This home is not just a property; it is a lifestyle choice, combining modern amenities with a tranquil setting. Whether you are looking to settle down or invest in a family home, this residence on Quayside Way is a must-see.

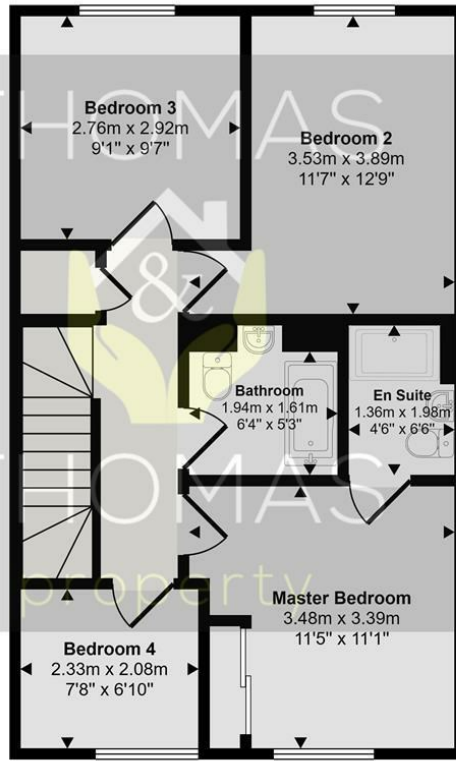
- Four Spacious Bedrooms
  - En-Suite To Master
  - Very Well Presented
- Half Converted Garage To An Office
  - Open Plan Living
  - Driveway Parking



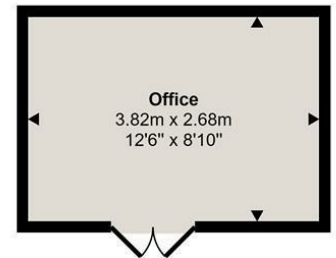
Approx Gross Internal Area  
119 sq m / 1279 sq ft



Ground Floor  
Approx 54 sq m / 585 sq ft



First Floor  
Approx 54 sq m / 584 sq ft

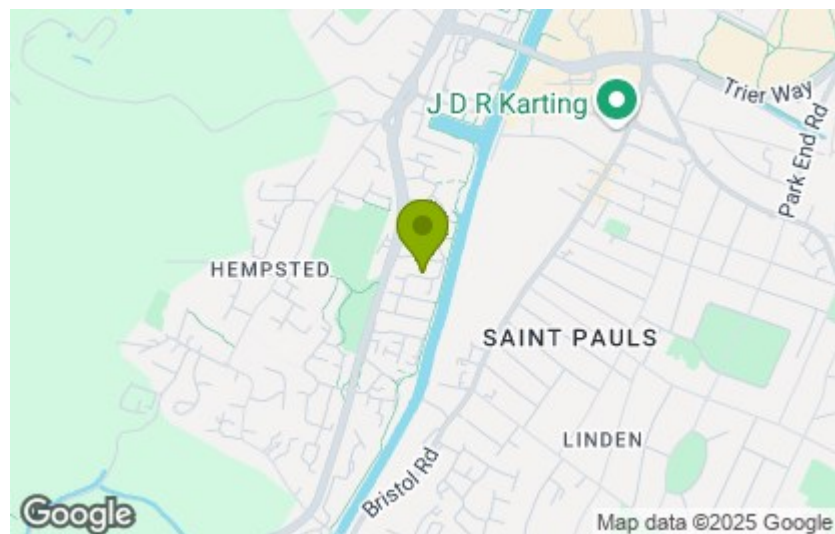


Reception Room  
Approx 10 sq m / 110 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		86	87
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



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