



ESTATE AGENTS  
— OF —  
GLOUCESTERSHIRE





# GLENDALE, NAAS LANE, QUEDGELEY, GLOUCESTER, GL2 2SD

## The Property

A lovely, four bedroom detached family home that has been enjoyed by the current owners for many years, providing a perfect blend of comfort and space for modern living. Having a glorious garden that does not disappoint to the side and rear that offers a tranquil outdoor space for children to play and the adults to unwind.

On approach directly onto a block paved private driveway provides of an ease of parking for four or more cars up to a detached double garage. Lawn and hedging to the side with pathway to side leads up to the entrance with storm porch over the door.

Directly into an L shaped entrance hall with doors to utility/boot room, receptions, breakfast kitchen, downstairs cloakroom and under stairs cupboard.

Fitted dining kitchen (this was once the garage and has been thoughtfully converted) with bay window to front offering a wealth of natural light, a range of base and wall mounted cabinets all in a soft cream with integral appliances and tiled flooring. Space with ease to fit a six-seater dining table and chairs. Doorway to hallway and handy downstairs cloakroom.

A useful utility/boot room in what was the original kitchen with a window to the rear over looking the garden, worksurface with sink inset and space for washing machine and drier. The utility offers incredible storage and housing the boiler along with space to hang up coats and muddy boots after a dog walk in the fields close by, rear door to the garden.

Sitting room having bay window to the front a lovely light room with feature stone fireplace with gas fire inset. A well portioned dining room with stairs leading to the first floor, dado rail and patio doors opening to the garden room.

Garden room a thoughtful addition to the property with lighting, looks out to the garden and perfect relaxing space with French doors opening to the garden. Ideal space to retire to after a family dinner and to watch the children play in the garden.

Stairs lead to the first floor landing with access to the loft, doors to all bedrooms, bathroom and shower room.

Bedroom one a double bedroom with space for free standing furniture, air conditioning and window to the front overlooking the drive and playing fields.

Bedroom two a double room with air conditioning unit, built in triple wardrobes along with dressing table. A further fitted wardrobe and over the bed storage with window to the rear overlooking the garden.

Bedroom three a single bedroom with air conditioning unit, window to the front overlooking the drive and playing fields and space for free standing furniture.

Bedroom four has a window to the rear a single room currently used as a study with built in desk, cupboards and a double fitted wardrobe.

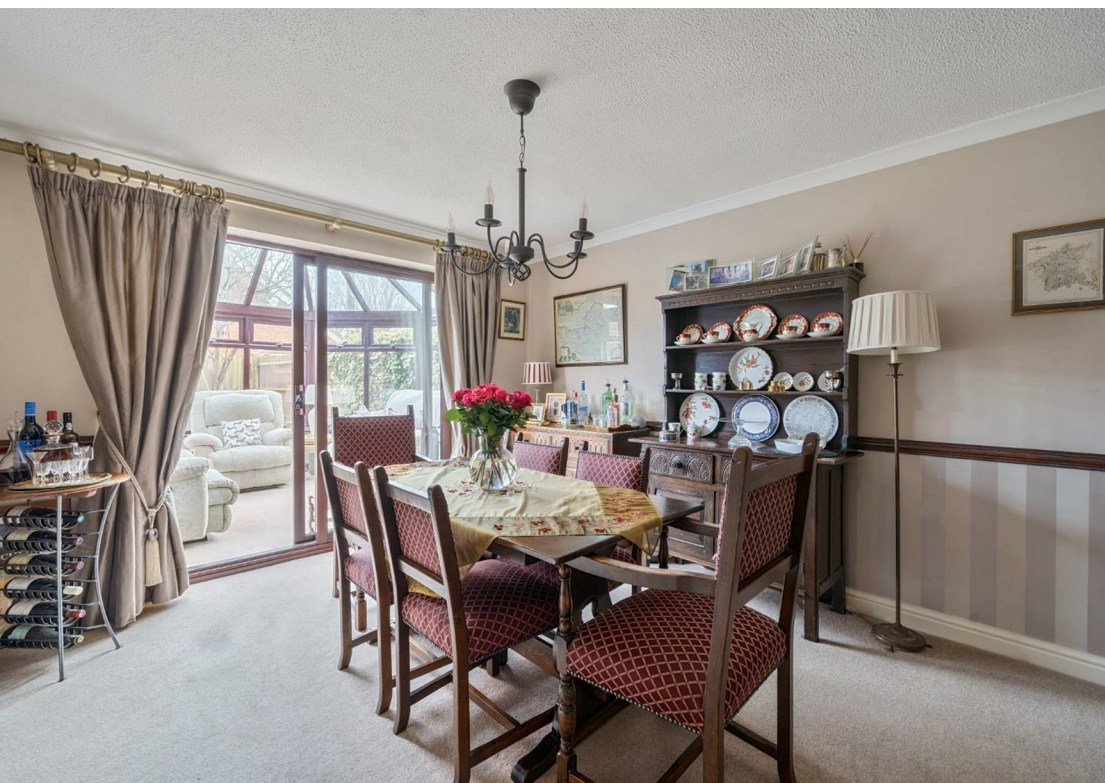
Complimented by a family bathroom with window to the side, oval bath with taps in the middle and vanity sink. tiled floor to ceiling for an ease of cleaning, separate shower room with window to the side, double shower cubicle and low flush WC, thoughtfully placed to cater to the needs of a busy household

In summary a great family home providing a balance of space. Located within a community whilst being conveniently close to local amenities, schools, and transport links.

### FROM VENDOR

Glendale has been our family home for 40 years and has been a warm and welcoming family residence with many memories and happy times and where we were able to invite friends and family members to enjoy the extended garden and house whilst we have lived her. The local area and neighbours have also been around us for many of those years and neighbour have become friends as well. With the local area developing into what it has become today it provides access to a full selection of transport , shops, schools and facilities for any family. The area is quiet and peaceful but always a smiling face and someone for a chat.





# Outside

## Gardens

The garden is a delight as it wraps around the property and offers great privacy with space for the whole family to enjoy. Access from the utility and garden rooms. Opening to a central lawn with paved pathway leading to a corner sun terrace perfect for those summer barbecues. Borders with a wealth of planting and trees. Chipping pathway wraps around the garden room. A garden gate back to the front and the pathway continues to wonderful open garden to the side.

A further paved terrace with trees overhanging provides shade on those summer days with a selection of trees and well stocked borders. A vegetable garden and space for children to play with access into the garage. Garden gate also provides access to the driveway. A lovely garden pond, greenhouse and a selection of mature shrubs designed with an ease of maintenance.

A detached double garage with two up and over doors to the front with electric and storage to the eaves. Complimented by a private driveway providing a wealth of parking for in excess of four vehicles .



## Useful Information

**Tenure:** Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** GCC. Council Tax Band E and EPC rating D





## Location

Quedgeley is a suburb of Gloucester and lies on the left-hand bank of the River Severn 3 miles south of the centre of Gloucester. The Civil parish of Quedgeley was transferred to Gloucester district in 1991 and is the only civil parish within the city.

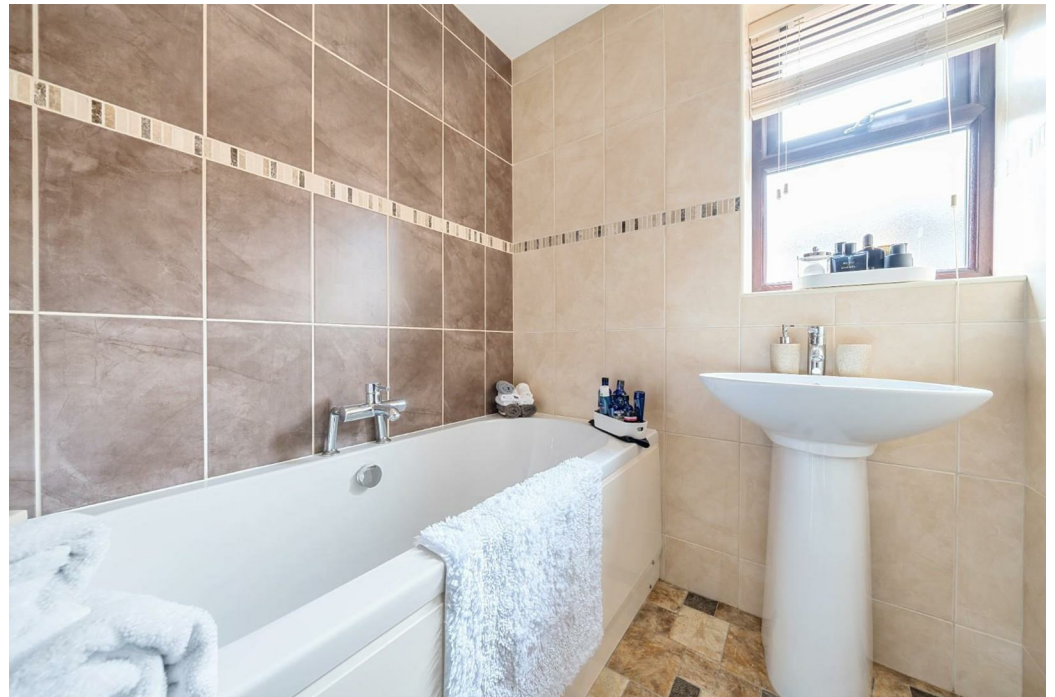
Quedgeley is a vibrant and busy community that boasts many activities and clubs for residents, these include a community centre, village hall, many church events, post office and a library as well as a children's centre. The Suburb also has its own retail park, the Olympus center, and many restaurants and Supermarkets.

With its close proximity to the A38 and M5, Bristol, Bath, Cheltenham and Worcester are easily commutable and trains run from Gloucester train station directly to London and Birmingham.



## Directions

From Junction 12 of the M5, at the traffic lights take the third exit onto the A430 towards Gloucester. Go straight over the second lot of traffic lights and continue until you reach the roundabout, taking the third exit to join onto the A38. At the next round about take the first exit and at the traffic lights turn right onto Kingsway, you will see ASDA on your right hand side. Take the second exit at the mini roundabout, joining onto Newhaven Rd. Then at the next roundabout take the first exit onto Naas Lane, then after a small distance, turn right staying on Naas Lane. Follow the road until you see the property on your Right hand side, as denoted by our for sale board.



## Naas Lane, Gloucester, GL2

Approximate Area = 1405 sq ft / 130.5 sq m

Garage = 294 sq ft / 27.3 sq m

Total = 1699 sq ft / 157.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for AJ Estate Agents of Gloucestershire. REF: 1232994

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>67</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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