



R B WALTERS ESTATE AGENTS

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## Newark Court, Hempsted, Gloucester, GL2 5XF.

Use This Section to Record Your Own Personal Property Notes



**Stunning Detached Home**

**Three Double Bedrooms**

**Double Garage**

**Lounge with Log Burning Stove**

**Immaculately Presented**

**Contemporary and Modern**

**Three Bathrooms**

**Plenty of Parking**

**Open Plan Kitchen/Dining Room**

**Overlooking Fields**

**Guide Price £550,000**

# Newark Court, Hempsted, Gloucester, GL2 5XF.

Guide Price £550,000

This is a STUNNER. Located at the end of a small select development the property has a beautiful, contemporary finish with SPACIOUS and LIGHT accommodation throughout and has a DOUBLE GARAGE and offers a GROUND FLOOR BEDROOM and BATHROOM.

Rarely available this detached property is certainly one for the discerning buyer who will appreciate the finer quality of finish. Built by Newland Homes in 2015 the ground floor has tiled flooring to the majority of rooms starting with the impressive entrance hall with galleried landing and through the spacious lounge where you will find a feature log burning stove. The open plan kitchen/dining room can be accessed from the hallway and lounge and has windows and French doors to the rear garden and provides extensive work surfaces and a range of fitted appliances. A good size double bedroom and shower room complete the ground floor.

From the fantastic landing with velux window and overlooking the hallway there are two further double bedrooms and a bathroom. The master bedroom is particularly impressive and has a large walk in wardrobe and en suite shower room.

The front drive offers parking for two cars and there is an additional area to the side of the double garage which is ideal for a caravan or motorhome or further cars. The double garage can be accessed from the main house and would be an ideal home gym or potentially converted into additional accommodation or home office subject to the required permissions or consents. It is currently used as a utility with plumbing and space for washing machine and tumble dryer.

## Services

Mains Gas Central Heating  
Mains Electric  
Mains Water (metered)  
Mains Drainage  
Superfast Fibre Broadband Available

## Accessibility

This property offers independent living on one level without any step access.

## Entrance Hall

**Lounge** 20' 1" x 11' 7" (6.12m x 3.53m)

**Kitchen/Dining Room** 26' 1" x 9' 9" (7.94m x 2.97m)

**Ground Floor Bedroom** 10' 0" x 9' 8" (3.05m x 2.94m)

**Shower Room**

**First Floor Landing**

**Bedroom** 14' 1" x 12' 5" (4.29m x 3.78m)

**En Suite Shower**

**Bedroom** 19' 8" x 11' 0" (5.99m x 3.35m)

**Bathroom**


**OUTSIDE**

**Double Garage and Utility** 19' 2" x 18' 0" (5.84m x 5.48m)

**Driveway Parking and Additional Parking Area**

**Garden**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Ground Floor

**Approximate total area<sup>(1)</sup>**

1772.21 ft<sup>2</sup>

164.64 m<sup>2</sup>

**Reduced headroom**

124.77 ft<sup>2</sup>

11.59 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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