



R B WALTERS ESTATE AGENTS

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Hempsted Lane, Hempsted, Gloucester, GL2 5JS.

Use This Section to Record Your Own Property Notes -



Substantial Detached Home

Plenty of Off Road parking

Five Bedrooms

Spacious Accommodation

Good Access to City Centre

Open Plan Kitchen, Dining, Family Room

Garage

Three Bathrooms

Popular Residential Road

Backs onto Playing Fields

Guide Price £565,000

Hempsted Lane, Hempsted, Gloucester, GL2 5JS.

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Enjoying great privacy to the rear, backing onto Gordon League ground and providing extremely spacious accommodation with open plan living and en suite facilities to two of the bedrooms.

This exceptional detached home is located on the sought after Hempsted Lane and offers well-presented accommodation which is generous in size and ideal for the modern family.

The ground floor features a superb open kitchen, dining and family room with a separate sitting room which runs from front to back. Upstairs there are five good size bedrooms with two having en suites as well as a further family bathroom. Outside the driveway allows for the easy parking of numerous vehicles and there is a good size garage. The rear garden is a reasonable size with substantial patio and lawn with summerhouse at the rear and backs onto the Gordon League Rugby Club giving a lovely open aspect and privacy.

The property enjoys a particularly convenient position with easy access to the Gloucester Quays and historic Docks with attractive walks along the canal and surrounding areas on your doorstep.

Services

Mains Gas Central Heating
Mains Electric
Mains Water (not metered)
Mains Drainage
Superfast Fibre Broadband Available

Entrance Hall

Living Room 13' 5" x 10' 10" (4.09m x 3.30m)

Dining Room 13' 4" x 10' 10" (4.06m x 3.30m)

Kitchen 12' 11" x 7' 1" (3.93m x 2.16m)

Sitting Room 20' 0" x 9' 10" (6.09m x 2.99m)

Cloakroom

First Floor

Bedroom 13' 5" x 11' 5" (4.09m x 3.48m)
En Suite Bathroom

Bedroom 19' 2" x 11' 1" (5.84m x 3.38m)

En Suite Shower

Bedroom 10' 4" x 7' 10" (3.15m x 2.39m)

Bedroom 9' 7" x 9' 7" (2.92m x 2.92m)

Bedroom 9' 8" x 6' 11" (2.94m x 2.11m)

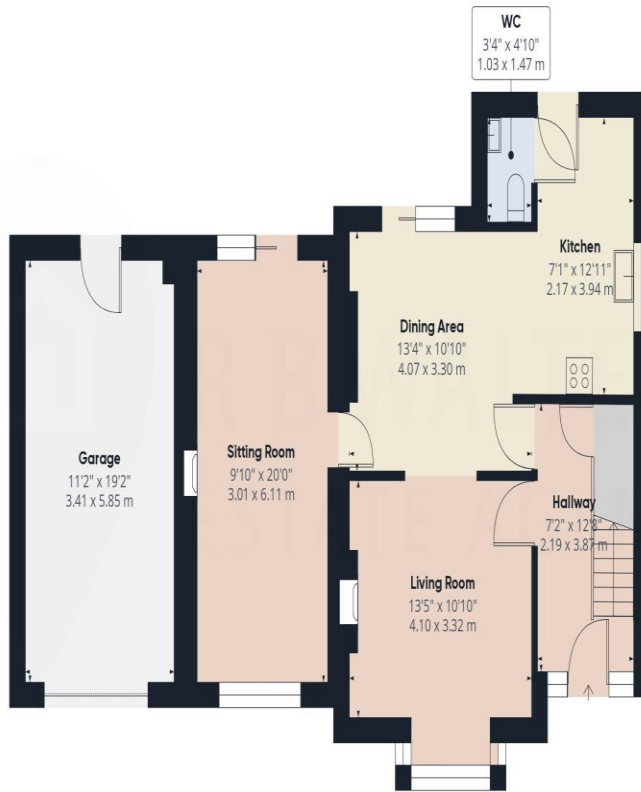
Bathroom

OUTSIDE

Driveway Parking

Garage

Rear Garden



Ground Floor

Approximate total area⁽¹⁾

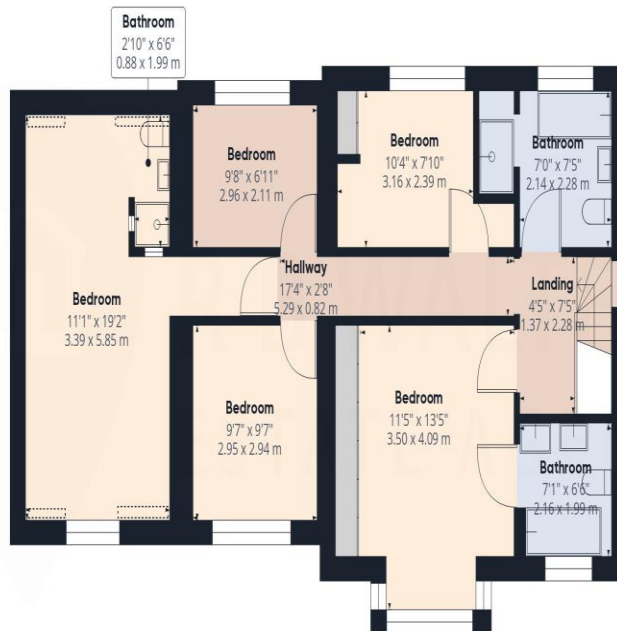
1797.82 ft²

167.02 m²

Reduced headroom

22.69 ft²

2.11 m²



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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