



**11 Woodgate Close, Barnwood GL4 3TN**  
**£439,950**



# 11 Woodgate Close, Barnwood GL4 3TN



- Cul de sac location
- Chain free
- Integral garage
- Utility room
- Master bedroom and en suite
- Garden and driveway
- Two reception rooms
- Gas central heating and double glazing
- Gloucester City Council; Tax Band E - £2613.19 (2024/2025)
- EPC rating D61

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**£439,950**

## Entrance hall

Stairs to the first floor, radiator, understairs storage cupboard.

## WC

Double glazed obscure window to front elevation, WC, wash hand basin, radiator.

## Living room

Double glazed bay window to front elevation, double glazed window to side elevation, radiator.

## Dining room

Double glazed French doors and window to rear elevation, radiator, laminate flooring.

## Kitchen/Breakfast room

Double glazed window to rear elevation, a range of matching wall and base units with wood effect work surface over, inset 1 1/2 bowl sink and drainer unit and mixer tap, integrated four ring gas hob with extractor hood over, inset eye level integrated electric oven and grill, integrated dishwasher, space for freestanding fridge freezer, radiator, tiled splash backs, Karndean vinyl flooring, door to entrance hall and to;

## Lobby

Power and light, doors to integral garage and;

## Utility room

Double glazed window to rear elevation, door to side elevation, work surface inset one bowl stainless steel sink, space for tumble drier and washing machine, radiator, wall mounted boiler.

## On the first floor

### Landing

Access to loft via hatch which is part boarded, airing cupboard, window to side elevation.

### Bedroom one

Double glazed bay window to front elevation, radiator, built in wardrobes, door to;

### Ensuite

Double glazed obscure window to side elevation, shower cubicle, wash hand basin, WC, radiator.

## Bedroom two

Double glazed window to rear elevation, radiator.

## Bedroom three

Double glazed window to rear elevation, radiator.

## Bedroom four

Double glazed window to front elevation, radiator.

## Bathroom

Double glazed obscure window to side elevation, bath with shower over, vanity wash hand basin with mixer tap, WC, radiator, tiled splash backs, vinyl flooring.

## Garage

Power and light, up and over door to front elevation.

## Outside

To the front of the property is an area of lawn with mature planting, gated side access to the rear of the property, a block paved driveway providing off-road parking for several vehicles, outside lighting, and vehicular access to the garage. The rear garden has a large patio area perfect for entertaining and al fresco dining. There is also an area of lawn with mature trees and shrubs, a timber shed and outside lighting and tap.

## Location

Offering various amenities alongside primary and secondary schooling the suburb of Barnwood has remained a firm favourite with families, offering Barnwood arboretum and nature park, various playgrounds, public transport links as well as easy access to Gloucester City, Cheltenham Spa, and Bristol.

## Material Information

Tenure: Freehold.

Council Tax Band: Tax Band E

Local Authority and Rates: Gloucester City Council; £2613.19 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

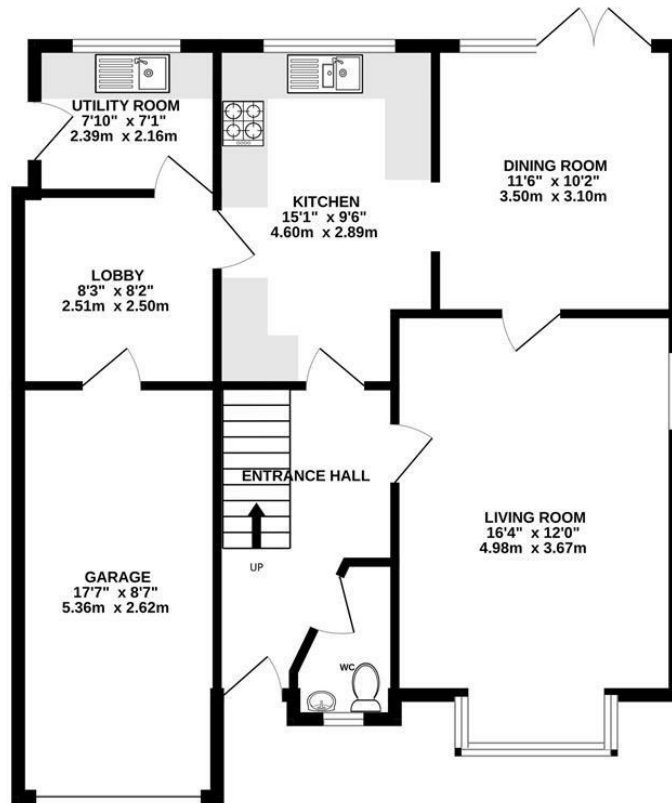
Heating: Gas central heating

Broadband speed: Standard 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps.

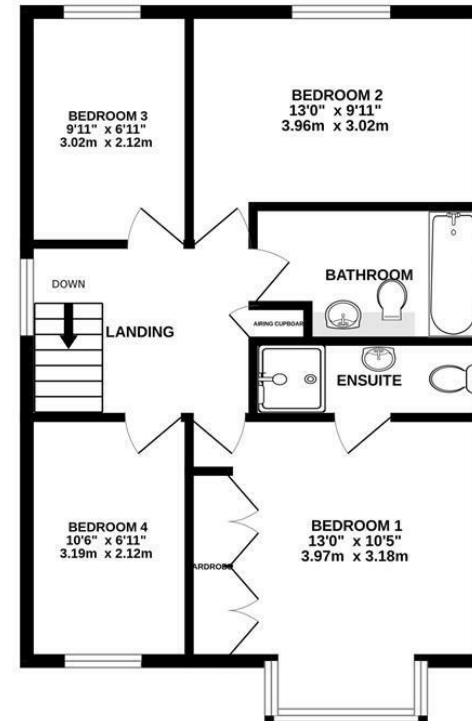
Mobile phone coverage: EE, O2 and Vodafone



GROUND FLOOR  
837 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1400 sq.ft. (130.0 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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