



Highclere Road, Quedgeley GL2 4HD

£400,000



Highclere Road, Quedgeley GL2 4HD

- Four bedroom detached family home with two en-suites
- Generous & flexible living accommodation throughout
- Modern extended kitchen with breakfast bar & integrated appliances
- Private & enclosed south westerly facing rear garden
- Driveway offering parking for multiple vehicles
- Positioned in the popular residential location of Quedgeley
- EPC rating C72
- Gloucester City Council - Tax Band D (£2,042.34 per annum)

£400,000



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Entrance Hallway

Hallway provides access to the lounge, downstairs w.c and stairs leading to the first floor accommodation.

Lounge / Dining Room

Generous sized lounge with window overlooking the front aspect. Door opens through to the kitchen whilst an opening leads through to the dining room with French doors providing access to the conservatory to the rear.

Conservatory

The spacious conservatory provides additional living space if required. Multiple windows overlook the rear garden whilst French doors provides access to the garden itself.

Kitchen

Recently refurbished and extended by the present owners, the kitchen provides ample worktop and storage space including a breakfast bar with space for stools below and large pantry cupboard. Integrated appliances include hob, double ovens, automatic washing machine, dishwasher, double fridge and double freezer. Window overlooks the rear garden whilst a further set of French doors provide additional access to the garden itself. Access is also provided into the integral garage.

Integral Garage / Utility Room

The integral garage has been partly converted to provide a utility area with shelving, storage and space for a tumble dryer. Up and over door to the front of the property provides access to the garage also.

Downstairs W.C

Cloakroom comprising of w.c, wash hand basin and window with frosted glass overlooking the front aspect.

Landing

Spacious landing area provides access to all four bedrooms, airing cupboard and family bathroom.

Bedroom One

Double bedroom with window overlooking the front aspect and access to an en-suite shower room.

En-Suite

Modern shower room comprising of shower cubicle, wash hand basin and window with frosted glass overlooking the side aspect.

Bedroom Two

Double bedroom extended over the garage with window overlooking the front aspect and access to an en-suite shower room.

En-Suite

Modern white suite shower room comprising of w.c, shower cubicle and velux window above.

Bedroom Three

Double bedroom with window overlooking the rear aspect.

Bedroom Four

Bedroom currently utilised as a home office with window overlooking the front aspect.

Family Bathroom

White suite family bathroom comprising of w.c, wash hand basin, bath with shower attachment from tap and two windows with frosted glass overlooking the rear aspect.

Outside

To the rear of the property, a private and enclosed south westerly facing garden is located. Mainly laid to lawn the garden is enclosed with fenced borders and hedgerows. Gated side access leads to the front of the property where off-road parking on the driveway is located for two to three vehicles.

Location

Established and highly sought after, Quedgeley offers various amenities to include a large Tesco and Aldi superstores, Post Office, shopping outlets, eateries in addition to both primary and secondary schools and transportation links. Situated approximately 5 miles from Gloucester City Centre the location is ideal for both professionals and families alike. The property is also just a 2 minute walk from the Elmore Lane Bridge that gives access to the Gloucester & Sharpness Canal walking and cycling routes (see photograph) that in one direction can take you into the heart of Gloucester. A further 2 minutes walk will take you to the countryside and riverside walks along the Severn Way public footpath. A children's play park, nature reserve and community orchard are all just 5 minutes from the house.

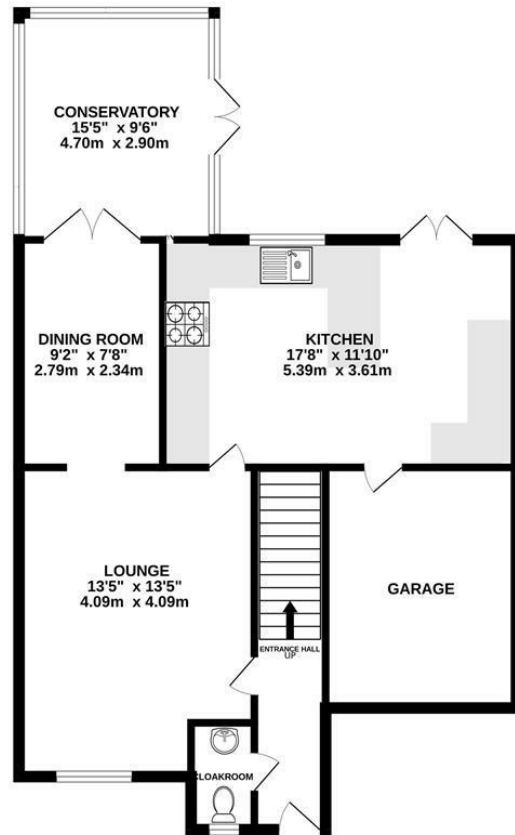
Local Authority, Services & Tenure

Gloucester City Council - Tax Band D (£2,042.34 per annum).

Mains water, drainage, gas and electric are connected to the property. Freehold.



GROUND FLOOR



1ST FLOOR



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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