



**Canal Way, Over GL2 8BY**  
**£815,000**



## Canal Way, Over GL2 8BY

- Stunning five double bedroom detached family home
- Extensive & flexible living accommodation
- Modern kitchen & bathrooms throughout
- Integral double garage with home gym created
- Enclosed wrap around gardens
- Waterside views over the canal
- Driveway with parking for multiple vehicles
- EPC rating C72
- Tewkesbury Borough Council - Tax Band G (£3,362.23 per annum)

**£815,000**



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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### Entrance Hallway

Spacious entrance hallway provides access to the lounge, kitchen, dining room, home office, downstairs w.c and access to a built-in storage cupboard located beneath the stairwell.

### Living Room

The generous sized and cosy living room provides the ideal family room with log burner helping to create the cosy feeling. Two windows overlook the rear aspect whilst double doors provide access to the garden itself.

### Kitchen

Modernised by the present owners, the open plan kitchen offers convenient space for a dining or breakfast area if required as well as additional seating space. The kitchen itself benefits from ample worktop and storage space with central island benefitting from a breakfast bar, integrated wine fridge and hob with hood over. additional integrated appliances include

two sets of double ovens, fridge, freezer and dishwasher. Two sets of sliding doors provides access to the garden whilst access is also provided to the utility room.

### Utility Room

Further worktop space is provided with plumbing for an automatic washing machine below. Door provides additional access to the garden.

### Dining Room

Accessed via double doors from the hallway with window overlooking the front aspect.

### Downstairs W.C

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

### Home Office

Office space with window overlooking the rear aspect and door providing access to the integral garage.



### **Integral Garage & Gym**

The double garage has been partially converted into a home gym. Door provides access to the rest of the garage with personal use door providing access to the garden.

### **Landing**

Spacious landing area provides access to all five double bedrooms, family bathroom, airing cupboard and to the loft above.

### **Bedroom One**

The master suite offers convenient space for a dressing area with windows overlooking the front and rear aspects. Access is also provided to an en-suite bathroom.

### **En-Suite**

Modern white suite tiled bathroom comprising of bath, shower cubicle, w.c and wash hand basin.

### **Bedroom Two**

Double bedroom with two sets of built-in double wardrobes and window overlooking the front aspect. Access is also provided to an en-suite shower room.

### **En-Suite**

White suite shower room comprising of w.c, wash hand basin, shower cubicle and window overlooking the front aspect.

### **Bedroom Three**

Double bedroom with windows overlooking the side and rear aspects.

### **Bedroom Four**

Double bedroom with window overlooking the rear aspect.

### **Bedroom Five**

Double bedroom with window overlooking the rear aspect.

### **Family Bathroom**

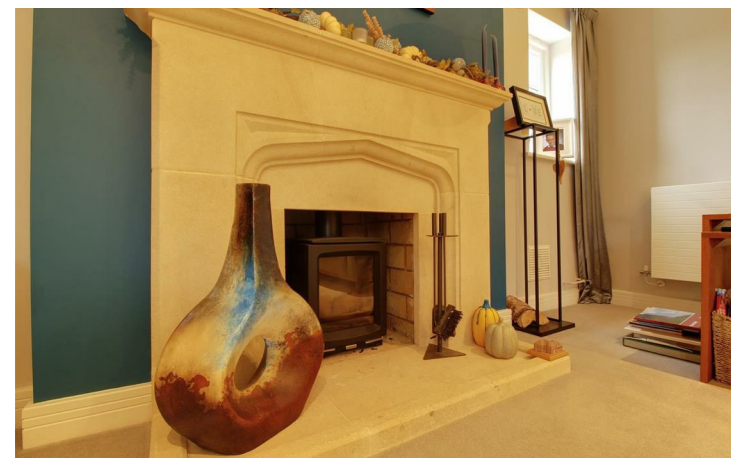
Modern part tiled white suite family bathroom comprising of bath, shower cubicle, w.c, wash hand basin and window with frosted glass overlooking the rear aspect.

### **Outside**

The wrap around gardens allow owners to be able to enjoy the garden all year round. Mainly laid to lawn with fenced borders, the garden also benefits from a patio area offering convenient seating area for alfresco dining in the summer months and entertaining guests. The garden provides waterside views overlooking the Gloucester & Sharpness canal with gated access to the rear of the garden providing access to the canal itself. Access to the side of the property leads to the front where the driveway is found providing off-road parking for multiple vehicles.

### **Location**

Over is a village in Gloucestershire on the outskirts of Gloucester. It lies on the A40 road in the parish of Highnam, on the west bank of the River Severn. Furthermore, Over is highly convenient for easy access onto the M5 motorway and to all amenities on offer



within the City centre whilst being enviably close to Gloucester Docks and the Quays Designer Outlet and Leisure Quarter where a variety of restaurants and bars can be found along with a state of the art cinema complex and a 24 hour gym.

### **Material Information**

Tenure: Freehold. A communal charge of £671 per annum is payable by all residents within the the development towards upkeep of the

surrounding lands and canal.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band G (£3,362.23 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

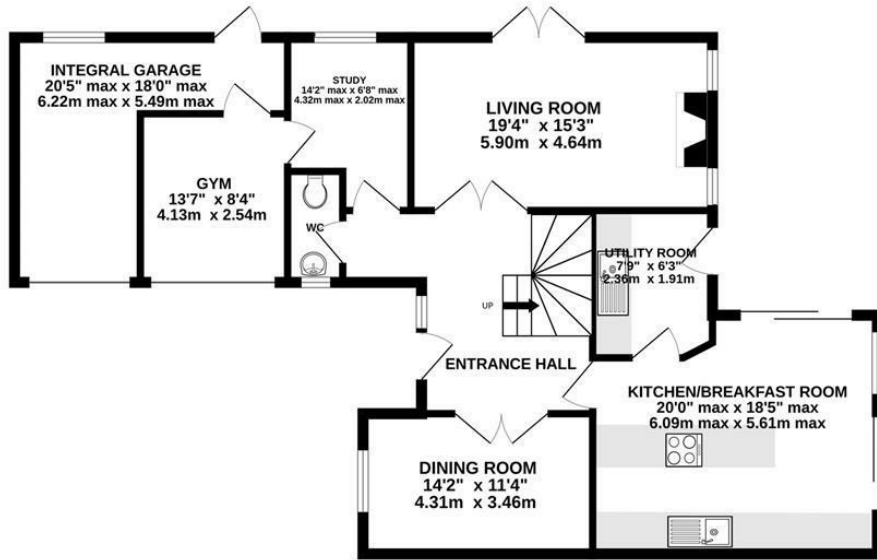
Broadband speed: Standard 12 Mbps,

Ultrafast 1000 Mbps download speed.

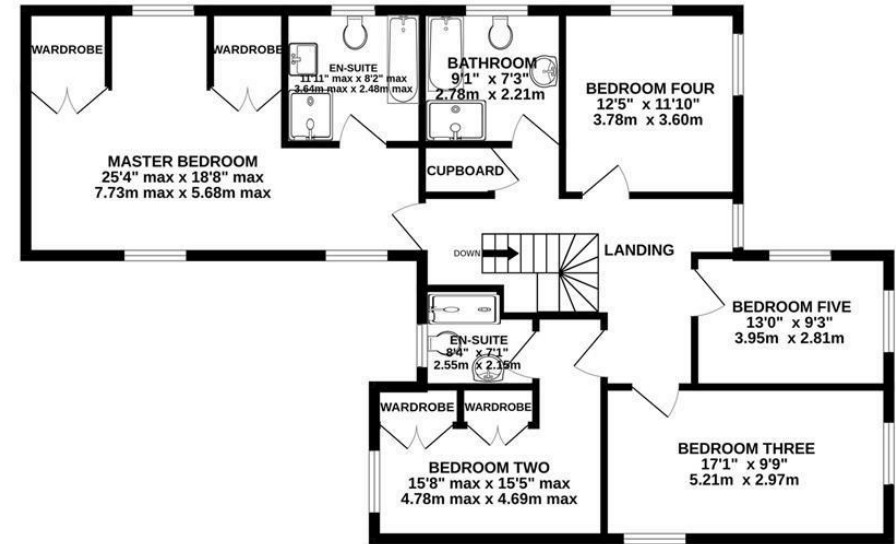
Mobile phone coverage: Three, O2, Vodafone.



**GROUND FLOOR**  
840 sq.ft. (78.0 sq.m.) approx.



**1ST FLOOR**  
893 sq.ft. (82.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1732 sq.ft. (161.0 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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