



**Horseshoe Way, Hempsted GL2 5GD**

**£410,000**



# Horseshoe Way, Hempsted GL2 5GD

• No onward chain • Four bedroom detached family home • Generous & flexible living accommodation • Driveway & integral garage with potential to convert • Private & enclosed rear garden • Situated in the popular village location of Hempsted • EPC rating C70 • Gloucester City Council - Tax Band E (£2,496.19 per annum)



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

**£410,000**

## Entrance Hallway

Hallway provides access to the lounge, kitchen and downstairs w.c located beneath the stairwell.

## Living Room

Spacious living room, with two windows overlooking the front aspect, and double doors opening through to the dining room.

## Dining Room

The dining room provides access to the rear garden via French doors as well as opening through to the kitchen.

## Kitchen

Generous in size, the kitchen boasts ample worktop and storage space alongside integrated appliances to include gas hob and double electric ovens. Two windows overlook the rear aspect whilst access is also provided to the utility room.

## Utility Room

Additional worktop and storage space is provided with plumbing for an automatic washing machine below. Access is provided to the side of the property.

## Downstairs W.C

Cloakroom comprising of w.c and wash hand basin.

## Integral Garage

Benefitting from power and lighting, the integral garage offers the potential to be converted into additional living space if required.

## Landing

Spacious landing area provides access to all four bedrooms, family bathroom, storage cupboard and to the loft above.

## Bedroom One

The generous sized master bedroom boasts two sets of built-in double wardrobes as well as an additional built-in storage cupboard located above the stairwell. Three windows overlook the front aspect whilst access is also provided to the en-suite.

## En-Suite

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

## Bedroom Two

Double bedroom with built-in single wardrobe and window overlooking the rear aspect.

## Bedroom Three

Bedroom with window overlooking the rear aspect.

## Bedroom Four

Bedroom with window overlooking the rear aspect.

## Bathroom

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

## Outside

Private rear garden, enclosed with fenced borders, is mainly laid to lawn. Gated side access leads to the front of the property where the driveway is found providing off-road parking for multiple vehicles.

## Location

With the local 'outstanding' Ofsted rated primary schooling, village store and post office alongside bus routes the village of Hempsted should be highly considered by those looking for a desirable family orientated location. Furthermore the village is highly convenient for easy access onto the M5 motorway and to all amenities on offer within the City centre whilst being enviable 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.

Local Authority and Rates: Gloucester City Council - Tax Band E (£2,496.19 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

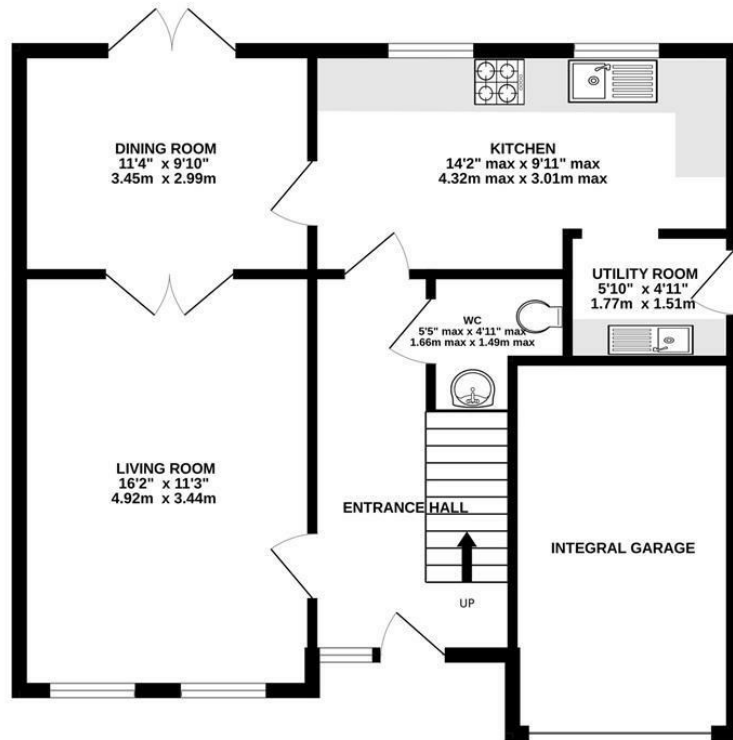
Heating: Gas central heating.

Broadband speed: Basic 7 Mbps, Superfast 56 Mbps, Ultrafast 1000 Mbps download speed.

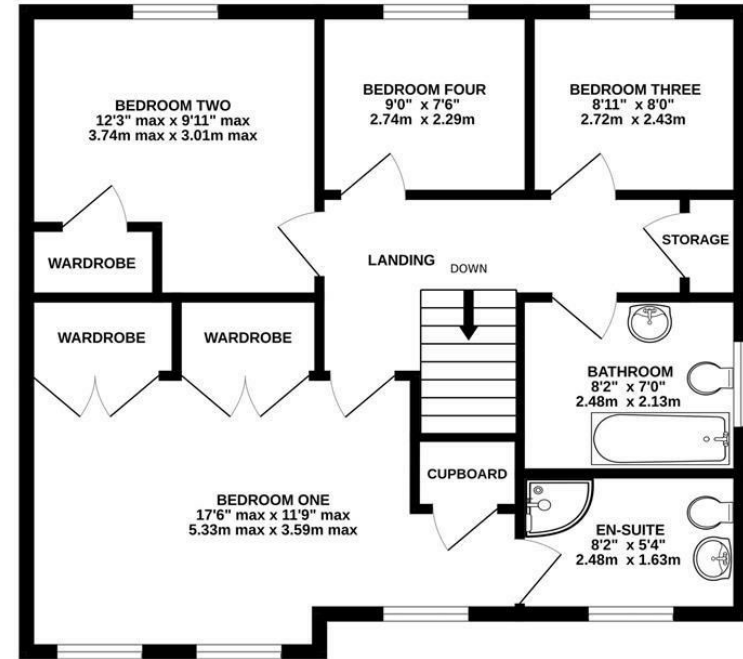
Mobile phone coverage: EE, Three, O2, Vodafone.



**GROUND FLOOR**  
690 sq.ft. (64.1 sq.m.) approx.



**1ST FLOOR**  
662 sq.ft. (61.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

