



**Hempsted Lane, Hempsted GL2 5JS**  
**£695,000**



## Hempsted Lane, Hempsted GL2 5JS

• Four bedroom detached & extended family home • Immaculately presented throughout • Spacious lounge & kitchen diner with bi-folding doors opening to the rear garden • Private & enclosed rear garden • Off-road parking for multiple vehicles & integral garage • Situated in the popular village location of Hempsted • EPC Rating C75 • Gloucester City Council - Tax Band E (£2,613.19 per annum 2024/2025)

**£695,000**



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

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### Entrance Hallway

Spacious entrance hall with solid oak wood flooring providing access to the kitchen/dining room, living room, WC, utility room and integral garage. Stairwell provides access to the first floor.

### Living Room

The cosy separate living room benefits from exposed floorboards and the potential to install a log burner if required. Windows overlook the front and side aspects.

### Kitchen / Dining Room

Extended by the present owners, the light and airy open plan space provides enough room for a dining area, a family / living area and the kitchen area itself. White porcelain tiles flow throughout the room with underfloor heating below whilst an abundance of natural light streams into the room via the French doors and bi-fold

doors opening to the rear garden and velux windows above. The kitchen area itself boasts ample worktop and storage space with integrated appliances to include fridge, freezer, dishwasher, hob, three ovens and microwave. Access from the room is provided to the study.

### Study

Accessed from the kitchen, the convenient sized room currently utilised as a home office with window overlooking the side aspect.

### Utility Room

The room offers additional worktop space with in-built sink and drainer. Plumbing is provided for an automatic washing machine and tumble dryer. Window overlooks the side aspect.

### Downstairs W.C

Modern white suite cloakroom comprising of w.c, wash hand basin, window with



frosted glass overlooking the side aspect.

### **Landing**

The spacious landing provides access to all four bedrooms and the family bathroom. Access from the landing is also provided to the loft hatch.

### **Bedroom One**

The stunning master suite provides suitable space for a dressing area and the potential to separate part of the room to create a fifth double bedroom if required as per the original plans. Two doors open to a balcony overlooking the large enclosed rear garden. Access is also provided to an en-suite shower room.

### **En-Suite**

The modern white suite shower room comprises of walk-in shower cubicle, WC and wash hand basin.

### **Bedroom Two**

Spacious double bedroom with window overlooking the front aspect of the property whilst further benefitting from built-in wardrobe space. Access is provided to the en-suite shower room.

### **En-Suite**

The modern white suite shower room comprises of walk-in shower cubicle, WC and wash hand basin. Frosted window overlooks the side aspect.

### **Bedroom Three**

Spacious double bedroom with windows overlooking the front and side aspect of the property whilst further benefitting from double built-in wardrobe space.

### **Bedroom Four**

Double bedroom with window overlooking the rear aspect.

### **Family Bathroom**

The modern white-suite family bathroom comprises of shower cubicle, bath, wash hand basin, WC and modern Anthracite Vertical radiator. Window with frosted glass overlooks the side aspect of the property.

### **Integral Garage**

Accessed from the entrance hallway, the integral garage benefits from power and lighting with electric up and over garage door.

### **Outside**

Enclosed with fenced borders and hedgerows, the beautiful mature rear garden boasts IPE hardwood decking area adjacent to the property and patio area leading on to a large lawned area. Gated side access leads to the front of the property where the driveway provides off-road parking for multiple vehicles. Further hedgerows and walled borders provide privacy and separation from the road.



## 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

enjoyably 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 (£2613.19 per annum

2024/2025)

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

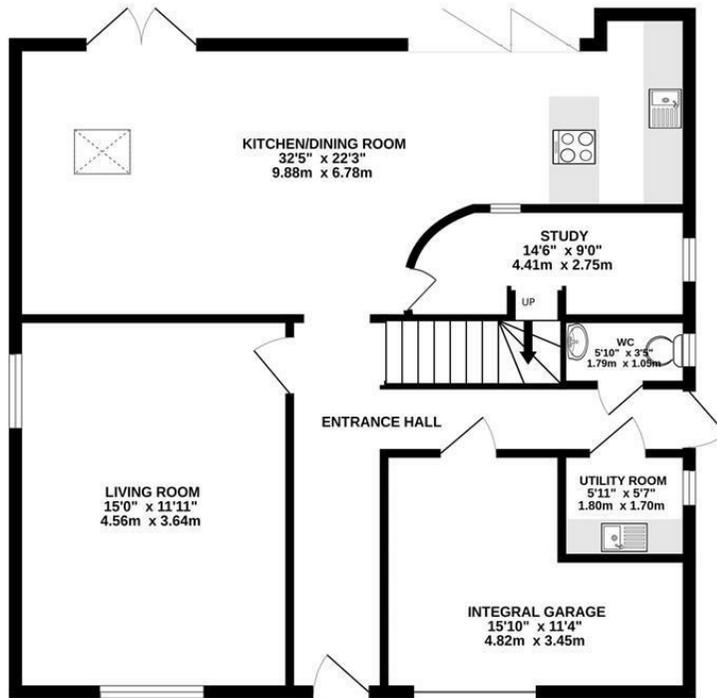
Heating: Gas central heating.

Broadband speed: Basic 11Mbps, Superfast 76Mbps download speed.

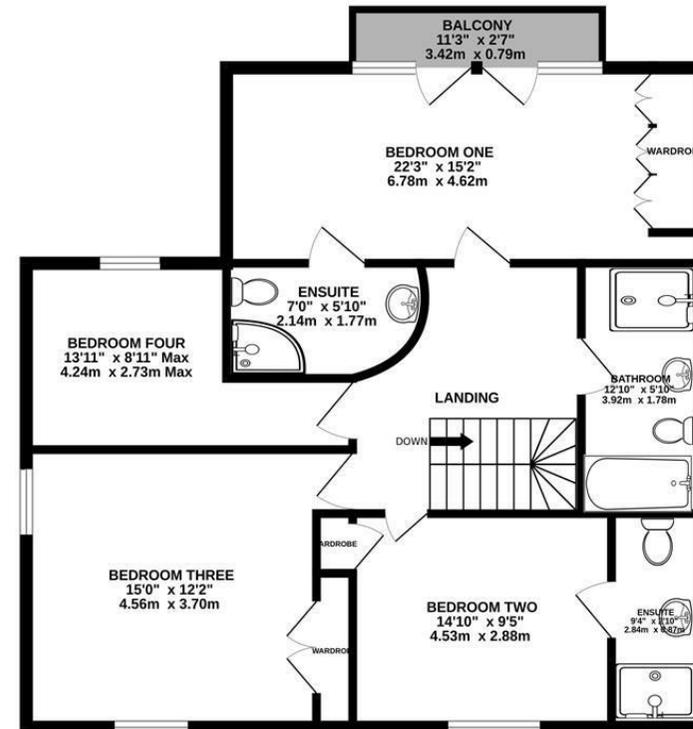
Mobile phone coverage: Three, O2



GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR  
810 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 1686 sq.ft. (156.6 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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