



**Ladywell Close, Hempsted GL2 5XE**  
**£610,000**



## Ladywell Close, Hempsted GL2 5XE

- Immaculately presented five bedroom detached family home
- Generous & flexible ground floor living accommodation
- New boiler & heating system installed
- Ample off-road parking & detached double garage
- Private & enclosed landscaped rear garden
- Situated in the popular village location of Hempsted
- EPC rating C73
- Gloucester City Council - Tax Band F (£3,233.78 per annum) 2025/2026

**£610,000**



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

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### Entrance Hallway

Spacious entrance hallway, with solid oak wood flooring, provides access to the lounge, dining room, kitchen, downstairs w.c and utility room aswell as offering storage located beneath the stairwell.

### Lounge

Large light and airy living space with dual aspect views from the bay window overlooking the front aspect and French doors opening to the rear garden. Double doors provides further access to the dining room.

### Dining Room

Convenient dining area with serving hatch looking into the kitchen. The dining room opens through to the garden room.

### Garden Room

Added by the current owners in 2009, the garden room provides beautiful views across the landscaped rear garden with double doors providing further access to the garden

itself. The garden room includes a wood burner convenient for a cosy feel on cold winter evenings.

### Kitchen

Characterful cottage style kitchen with stone tiled flooring and granite worktops. A generous amount of storage is offered above and below the worktops along with integrated appliances to include double electric oven, five ring gas hob, Belfast sink and dishwasher. Windows overlook the side and rear aspects whilst a door provides additional access to the rear garden.

### Utility Room

The utility room offers further worktop and storage space, with sink installed, as well as providing plumbing for a tumble dryer and automatic washing machine below. Window overlooks the front aspect.

### Downstairs W.C

Modern part tiled cloak room comprises of w.c, wash hand basin, heated towel rail and window with frosted glass overlooking the front aspect.



## Landing

Spacious landing area with built-in storage cupboard and loft access above provides access to all five bedrooms and the family bathroom.

## Bedroom One

Double bedroom with built-in double wardrobes, window overlooking the front aspect and access to the modern en-suite shower room.

## En-Suite

Fully tiled modern en-suite shower room comprising of walk-in shower cubicle, w.c, wash hand basin, heated towel rail and window with frosted glass overlooking the front aspect.

## Bedroom Two

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

## Bedroom Three

Double bedroom with window overlooking the front aspect.

## Bedroom Four

Double bedroom with window overlooking the rear aspect.

## Bedroom Five

Bedroom with window overlooking the rear aspect can be utilised as a large single bedroom or smaller double bedroom.

## Bathroom

Family bathroom with stone tiled flooring comprises of w.c, wash hand basin, bath

with shower attachment over and window with frosted glass overlooking the front aspect. Storage space is provided around the wash hand basin.

## Garage

Detached double garage with up and over door to the front benefits from power and lighting. Personal use door to the side of the garage opens to the rear garden.

## Outside

The beautifully rear garden wraps around the entirety of the property offering private and peaceful space enclosed by walled and fenced borders. Trees, hedgerows and patio areas create the tranquil space as well as an additional raised lawned area. Plenty of natural light pours into the south facing rear garden offering a great space for entertaining and alfresco dining during the Summer months. Gated access leads to the front of the property off-road parking for approximately three vehicles is located in front of the double garage. Two further lawned areas are located either side of the pathway leading to the front door.

## Location

With the Church of England primary school, 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, Hempsted 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.

Local Authority and Rates: Gloucester City Council - Tax Band F (£3,233.78 per annum)

2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

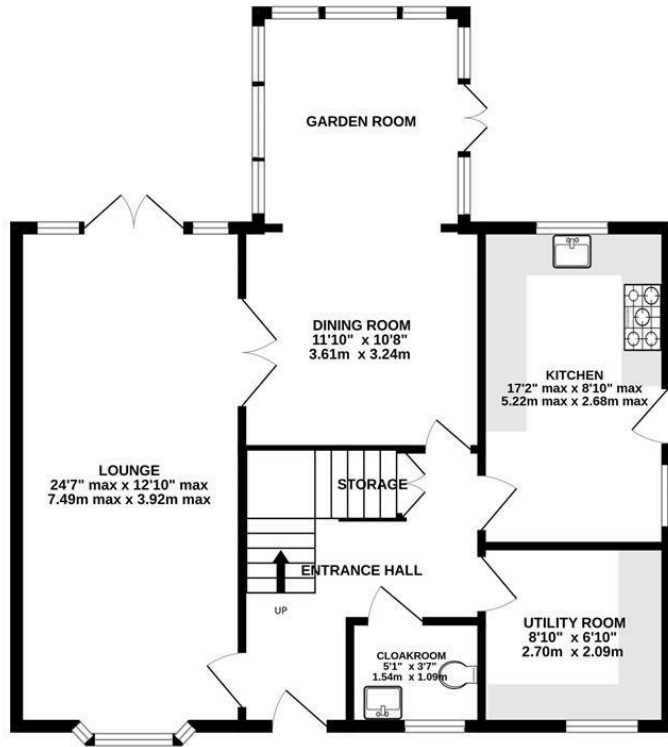
Heating: Gas central heating. New boiler and NEST heating system installed.

Broadband speed: Basic 7 Mbps, Superfast 34 Mbps download speed.

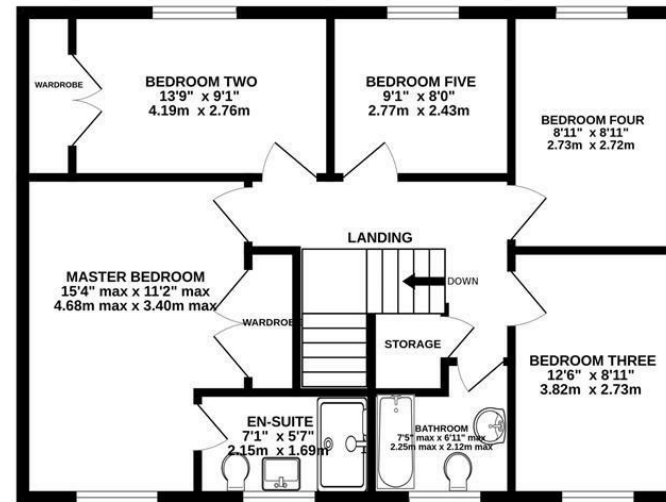
Mobile phone coverage: EE, Vodafone, Three, O2.



GROUND FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR  
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.6 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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