



King Edwards Avenue, Gloucester GL1 5DD
Offers In The Region Of £635,000



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- Six double bedroom extended family home with four en-suites
- Detached double bay fronted characterful home positioned on a generous sized plot
- Spacious & flexible living accommodation throughout
- Private & enclosed mature rear garden
- Outbuilding with potential to create an annexe or home office space
- Integral tandem garage & driveway for four to five vehicles
- EPC rating C72
- Gloucester City Council - Tax Band D (£2,238.77 per annum) 2025/2026



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

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Entrance Hallway

Light and airy entrance hall provides access to the living room, dining room, kitchen, downstairs w.c and storage cupboard located beneath the stairwell.

Living Room

The substantial sized living room allows an abundance of natural light into the room via the French doors to the rear in-turn providing access to the rear garden. Log burner helps to create a cosy feel during the winter months. Double wooden doors open to the dining room.

Dining Room

Generous sized room with feature fireplace and bay window overlooking the front aspect of the property.

Kitchen

The kitchen boasts ample worktop and storage space with plumbing for an automatic washing machine and dishwasher below alongside space for a range cooker. Window overlooks the side aspect whilst the room opens through to a breakfast room to the rear.

Breakfast Room

Part of the current owners extension, the breakfast room was created to provide an additional seating area from the kitchen. Window overlooks the side aspect whilst a second set of French doors provide further access to the garden.

Downstairs W.C

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

First Floor Landing

Spacious landing area provides access to two of the bedrooms, family bathroom and to an internal hallway. Window overlooks the front aspect.

Bedroom

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

En-Suite

White suite shower room comprising of w.c, wash hand basin and shower cubicle.

Bedroom

Double bedroom with window overlooking the side aspect.



Bathroom

White suite family bathroom with tiled flooring comprises of w.c, wash hand basin, heated towel rail, bath with shower attachment over, built-in storage cupboard and window with frosted glass overlooking the side aspect.

Hallway

Internal hallway benefits from a built-in storage cupboard and an office space behind the folding doors. Access is provided to two further bedrooms to the rear as well as to a stairwell leading to the top floor of the property.

Bedroom

Master bedroom with window overlooking the rear aspect and door providing access to the en-suite shower room.

En-Suite

Modern white suite shower room comprising of w.c, wash hand basin and shower cubicle.

Bedroom

Currently utilised as a dressing room for the master bedroom, the room as an additional double bedroom with full length built-in wardrobes and window overlooking the rear aspect.

Second Floor Landing

Formerly the attic, the space has been converted to create a spacious landing area, with storage in the eaves and velux window overlooking the front aspect, providing access to two further double bedrooms.

Bedroom

Spacious double bedroom with window overlooking the rear aspect. Access to a built-in wardrobe is provided alongside access to an en-suite shower room.

En-Suite

White suite shower room comprising of w.c, wash hand basin, heated towel rail, shower cubicle and velux window overlooking the side aspect.

Bedroom

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

En-Suite

Tiled white suite shower room comprising of w.c, wash hand basin, shower cubicle, heated towel rail and velux window overlooking the front aspect.

Garage & Home Office

Situated to the side of the property, a space tandem double garage is found. currently utilised as a workshop, the space can be converted to additional living space if required. To the back of the garage, an additional office space has been added complete with w.c and sink. The office overlooks and provides access to the rear garden.

Outside

To the rear of the property, a beautiful mature garden is found. Enclosed with fenced borders, trees and hedgerows help to create a private and peaceful space. Patio and astro turfed areas provide help to provide ideal seating areas perfect for entertaining guests throughout the summer months. The other side of the property provides further outbuildings. Sliding doors provide access to a private and enclosed storage area with access from here provided to a boiler room providing the heating for the whole property. Attached to the back of the boiler room is an additional



space benefitting from power and lighting that is currently utilised as a home gym. The front of the property benefits from an in and out driveway providing off-road parking for approximately five vehicles.

Location

A popular location in the historic City of Gloucester, with easy access to the M5, King Edwards Avenue is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is the

newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the newly developed bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile from the property and open countryside approximately a mile away.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band D (£2,238.77 per annum) 2025/2026.

Electricity supply: Mains.

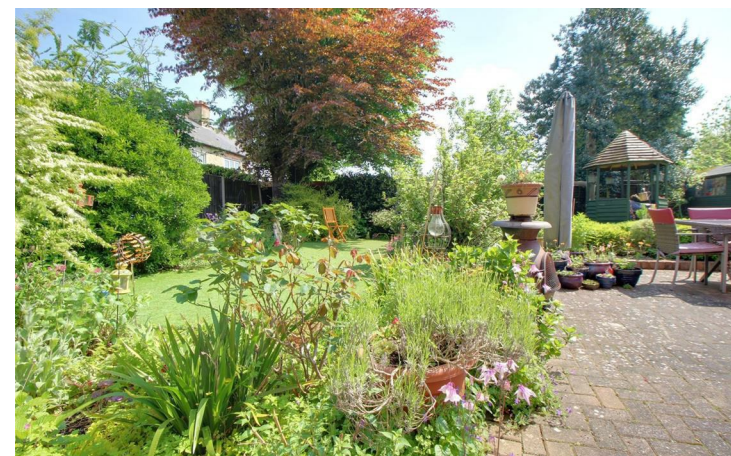
Water supply: Mains.

Sewerage: Mains.

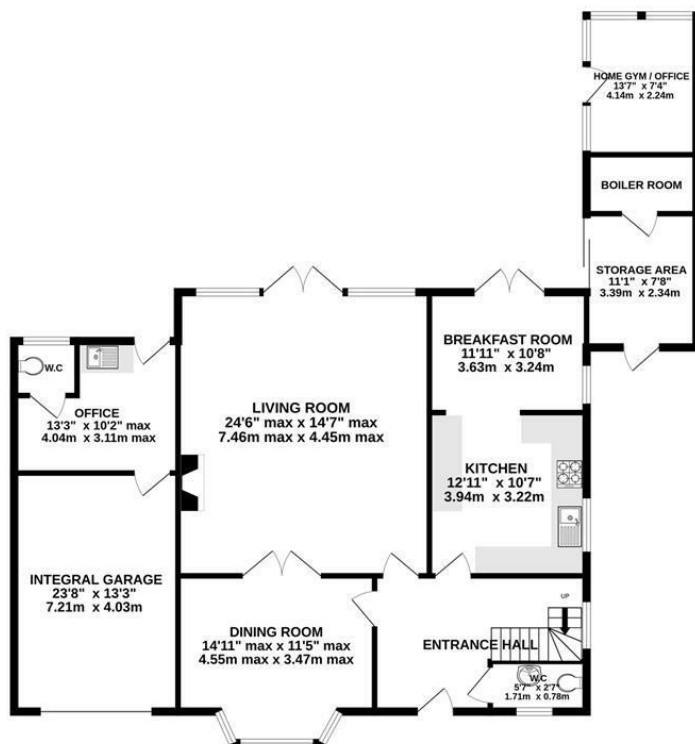
Heating: Gas central heating with solar panels on the roof.

Broadband speed: Basic 12 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps download speed.

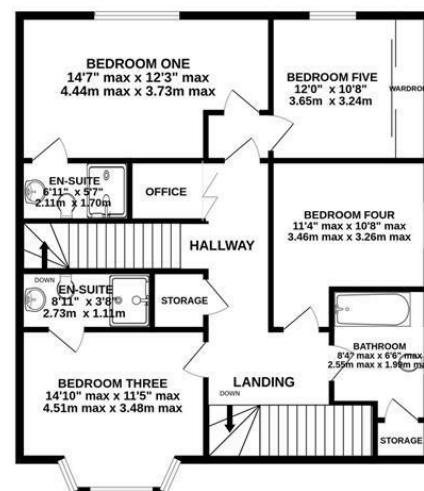
Mobile phone coverage: EE, Three, O2, Vodafone.



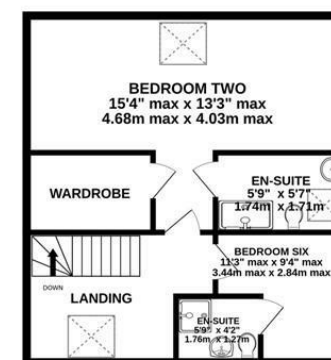
GROUND FLOOR
1354 sq.ft. (125.8 sq.m.) approx.



1ST FLOOR
924 sq.ft. (85.8 sq.m.) approx.



2ND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 2834 sq.ft. (263.3 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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Unit C Barge Arm East, Gloucester Docks, GL1 2DQ | Tel: 01452 398010 | Email: docks@naylorpowell.com | www.naylorpowell.com

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