



Bridge Field Court, Gloucester GL4 0AX
£625,000



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• No onward chain • Four double bedroom detached family home with en-suite to master • Private & exclusive gated development of five properties • Immaculately presented throughout modern property • Two reception rooms & open plan kitchen / dining room • Detached double garage & off-road parking for multiple vehicles • New home LABC warranty with 8 years remaining • EPC rating B85 • Gloucester City Council - Tax Band F (£3,233.78 per annum) 2025/2026



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

£625,000

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Entrance Hallway

Spacious hallway, with marble tiled flooring, provides access to the living room, kitchen, downstairs w.c, study and cupboard located beneath the stairwell. Intercom system is linked to the electric gates on the communal driveway into the development allowing residents to provide access for guests.

Kitchen / Dining Room

The light and airy open plan room provides suitable space for a dining or breakfast area. Central island provides separation to the kitchen with convenient storage space within and integrated AEG gas hob with extractor above. The kitchen also provides further worktop and storage space with integrated AEG double electric ovens, dishwasher, automatic washing machine, tumble dryer and Belfast sink. Bay window overlooks the front aspect whilst two sets of French doors provide access to the garden.

Living Room

Spacious living room with bay window overlooking the front aspect and additional window to the side aspect.

Study

To the rear of the ground floor, the versatile room provides flexibility to be used as a study, home office, second living room or playroom with window overlooking the side aspect.

Downstairs W.C

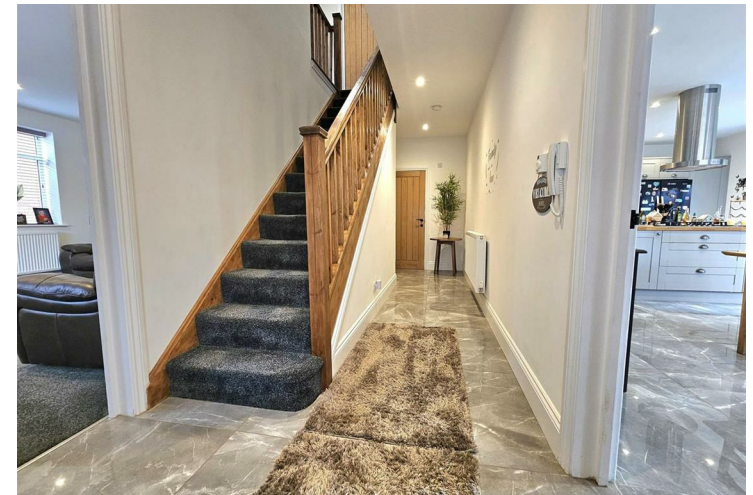
Modern white suite cloakroom comprising of w.c, wash hand basin and window with frosted glass overlooking the rear aspect.

Landing

Spacious landing area provides access to all four bedrooms, family bathroom, loft above and to a built-in storage cupboard.

Master Bedroom

The master bedroom boasts two built-in single wardrobes either side of the bed itself with additional built-in double wardrobe.



Window overlooks the front aspect whilst access is also provided to the en-suite.

En-Suite

Modern tiled shower room comprising of w.c, wash hand basin, Mira Realm shower cubicle, heated towel rail and window with frosted glass overlooking the front aspect of the property.

Bedroom Two

Double bedroom with built-in double wardrobe and window overlooking the front aspect.

Bedroom Three

Double bedroom with built-in double wardrobe and window overlooking the side aspect.

Bedroom Four

Double bedroom with built-in double wardrobe and window overlooking the side aspect.

Bathroom

Modern tiled white suite family bathroom comprising of w.c, wash hand basin, built-in storage units, heated towel rail, bath with Mira Realm shower over and window with frosted glass overlooking the rear aspect.

Outside

Accessed via a private road, electric gates with fob and intercom entry system provide access to the development. The property benefits from a detached double garage benefitting from power and lighting

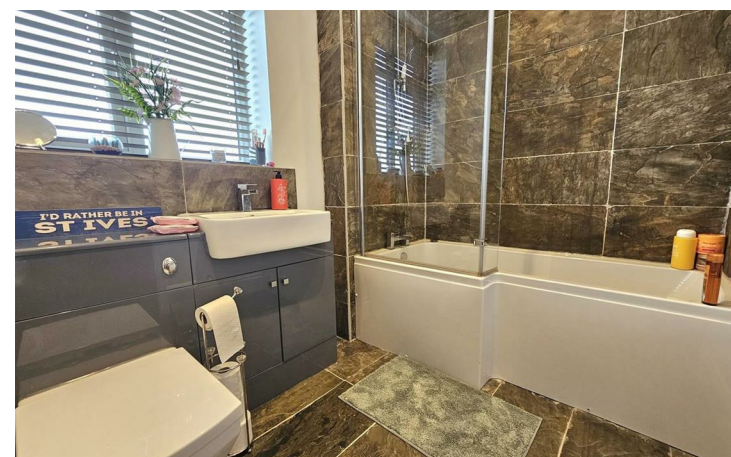
accessed via up and over door. Adjacent to the garage, the property further benefits from a driveway allowing for further off-road parking for approximately three vehicles. Gated access behind the garage leads round the back of the house itself to the private garden with trees and hedgerows helping to create the private and tranquil space. Mainly laid to lawn, the garden also provides a patio area adjacent to the kitchen ideal for seating and alfresco dining during the summer months. Two additional gates provide access to the front of the property.

Location

Bridge Field Court is a unique purpose built private development consisting of five properties located off the ever popular Stroud Road. With easy access to the M5, Stroud Road is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is 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 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. Service charges are £80 per month per house for the upkeep of the



drive , fences lights electric gates and attenuation system which was built subject to planning conditions.

Built in 2023 with 8 years LABC new home warranty remaining.

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.

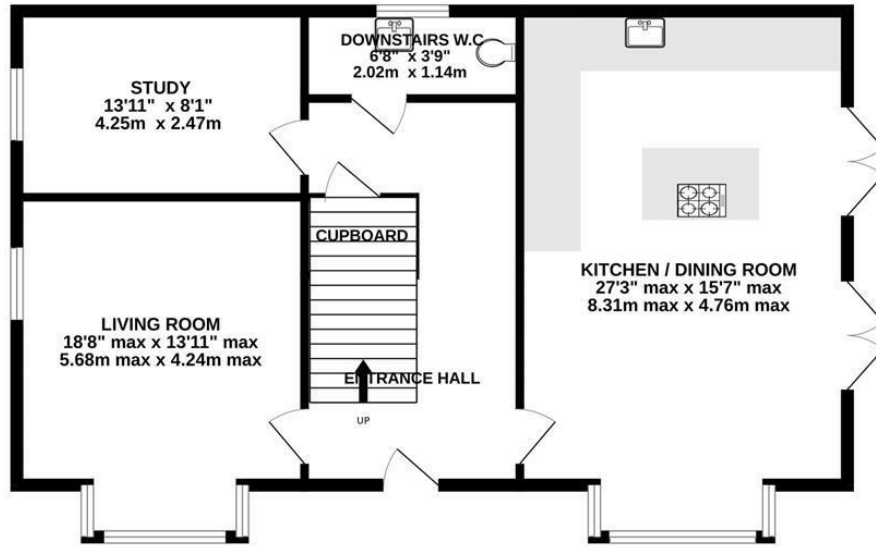
Heating: Gas central heating.

Broadband speed: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

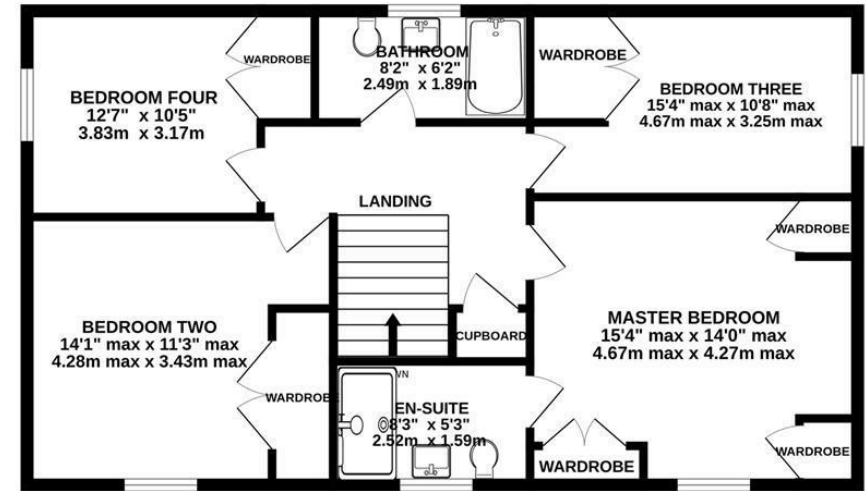
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



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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