



**Windfall Way, Elmbridge GL2 0RP**  
**£410,000**





## Windfall Way, Elmbridge GL2 0RP

• Four double bedroom detached family home • En-suite shower to master bedroom • Spacious ground floor living accommodation • Private & enclosed rear garden • Driveway with detached single garage • EPC rating C77 • Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026

**£410,000**



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

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### Entrance Hallway

Hallway provides access to the living room, kitchen, downstairs w.c and stairwell leading to the first floor.

### Living Room

Generous sized living room with window overlooking the front aspect and sliding doors providing access to the rear garden.

### Kitchen / Dining Room

The open plan space benefits from convenient space for a dining or breakfast table whilst the kitchen boasts ample worktop and storage space. The kitchen also benefits from integrated gas hob and double electric ovens as well as plumbing for a dishwasher. Windows overlook the front and rear aspects whilst access is provided to the utility room.

### Utility Room

The utility room benefits from further worktop and storage space with plumbing for an automatic washing machine below. Further access to the rear garden is also provided.

### Downstairs W.C

Cloakroom comprising of w.c and wash hand basin.

### Landing

Spacious landing area, with window overlooking the front aspect, provides access to two of the double bedrooms, storage cupboard and family bathroom.

### Bedroom One

Double bedroom, with windows overlooking the front and rear aspects, also benefits from two built-in wardrobes and access to the en-suite shower room.

### En-Suite

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

### Bedroom Four

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

### Bathroom

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

### Landing

Landing area, with velux window above, provides access to two further double bedrooms.

### Bedroom Two

Double bedroom with window overlooking the front aspect and velux window to the rear.

### Bedroom Three

Double bedroom with window overlooking the front aspect and velux window to the rear.

### Outside

To the rear, the property benefits from a private lawned garden enclosed with fenced borders with wooden storage shed. Gated access to the side opens to the driveway providing off-road parking for two to three vehicles as well as offering access to the single garage accessed via up and over door to the front.

### Location

Privately positioned between Barnwood and Longlevens, Windfall Way offers an ideal location for families and working professionals being only 1.5 miles from the historic city centre. Offering various amenities, shopping destinations, bars and restaurants, Kingsholm stadium provides both sporting and music events throughout the year alongside further access to the developed Gloucester Docks providing further entertainment, eateries and twelve screen cinema. With several primary and secondary schooling to include public, grammar and private, alongside transportation links ideal for Cheltenham to the north and Bristol to the south in addition to direct train links to London Paddington.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

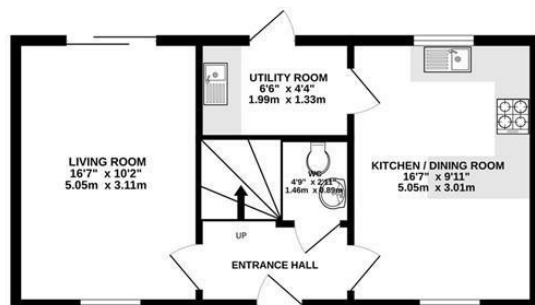
Heating: Gas central heating.

Broadband speed: Basic 5 Mbps, Superfast 55 Mbps, Ultrafast 1000 Mbps download speed.

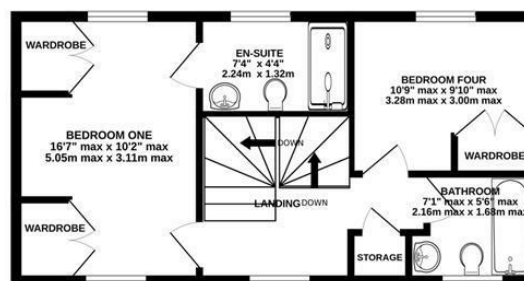
Mobile phone coverage: EE, Three, O2, Vodafone.



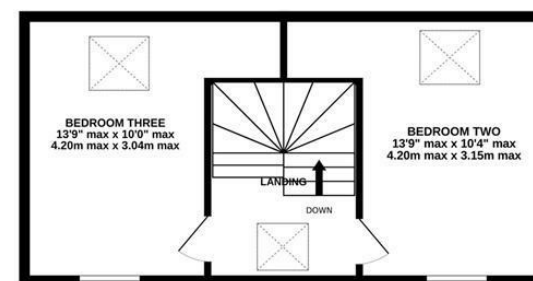
GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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.

