



**Copper Beech Grove, Quedgeley GL2 4EF**  
**Offers In The Region Of £580,000**





## Copper Beech Grove, Quedgeley GL2 4EF

- Immaculately presented four bedroom detached family home
- Positioned on a generous sized plot
- Generous & flexible extended living accommodation
- Private & enclosed wrap around gardens
- Double garage with additional workshop
- High quality fittings throughout
- Situated in a peaceful cul-de-sac location
- Large driveway providing off-road parking for multiple vehicles
- EPC rating C69
- Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

## Offers In The Region Of £580,000

### Entrance Hallway

Spacious hallway provides access to the living room, dining room, downstairs w.c and kitchen. Karndean oak flooring throughout the downstairs living space.

### Living Room

Light & airy room with bay window to the front aspect, stone fireplace with gas fired wood burner stove and French doors to the rear providing access to the garden.

### Dining Room

Extended by the present owners, the room provides additional living space with windows overlooking the front and rear aspects, French doors providing access to a patio area adjacent to the property and large apex window overlooking the nature reserve. Built-in cupboard provides convenient storage whilst a second gas fired wood burner stove helps to create a cosy feel to the room in the winter months. Access is also provided to the kitchen.

### Kitchen

Spacious kitchen provides suitable space for a breakfast table. The solid oak kitchen is made to measure and benefits from ample storage space above and below the worktops including a floor to ceiling larder. Integrated appliances include two electric Neff ovens, ceramic hob, Miele glass cooker hood, two under counter fridges and an under counter freezer. Two windows overlook the gardens whilst access is also provided to the utility room.

### Utility Room

Additional storage and worktop space is provided with plumbing for an automatic washing machine and dishwasher below. Further access is provided to the rear garden also.

### Downstairs W.C

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



## Landing

Landing provides access to all four bedrooms, family bathroom, airing cupboard and to the loft above.

## Bedroom One

Double bedroom with built-in double wardrobes, window to front aspect and access to the en-suite. Plantation shutters provide privacy and plenty of natural light.

## En-Suite

White suite shower room comprising shower cubicle, wash hand basin, w.c, heated towel rail, underfloor heating and window with frosted glass overlooking the front aspect.

## Bedroom Two

Double bedroom with built-in wardrobe, over stairs storage cupboard and window to the front aspect.

## Bedroom Three

Double bedroom with window to the side and rear aspects.

## Bedroom Four

Bedroom with built-in wardrobe and window to the rear aspect.

## Family Bathroom

Modern white suite family bathroom comprising w.c, wash hand basin, bath with shower attachment, heated towel rail and window with frosted glass to the rear aspect.

## Outside

Externally the property boasts a large wrap

around private garden fully enclosing the property itself. Attracting plenty of sunlight throughout the day, various seating areas have been created to enjoy the sunshine with patio and lawned areas. Various planting and hedgerows create a private space whilst the nature reserve behind helps to create a more tranquil setting. Gated access either side of the property leads to the driveway at the front of the home providing off-road parking for multiple vehicles. There is also gated access into the neighbouring woods.

## Double Garage & Workshop

The large double garage is accessed via two sets of electric up and over doors to the front. The space provides the potential to be converted into additional living space or annexe if required subject to relevant planning permissions. Added by the current owners to the rear of the garage, an additional brick built workshop has been created accessed via a personal use door from the garden and via a door from the garage itself.

## Location

Established and highly sought after, Quedgeley offers various amenities to include a large Tesco and Aldi superstores, Post Office, shopping outlets, eateries in addition to both primary and secondary schools and transportation links. Situated approximately 5 miles from Gloucester City Centre the location is ideal for both professionals and families alike. The property





is also just a short walk from the Gloucester & Sharpness Canal providing walking and cycling routes that in one direction can take you into the heart of Gloucester. The property itself is adjacent to a peaceful nature reserve with Severn Vale Secondary school behind.

### **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.

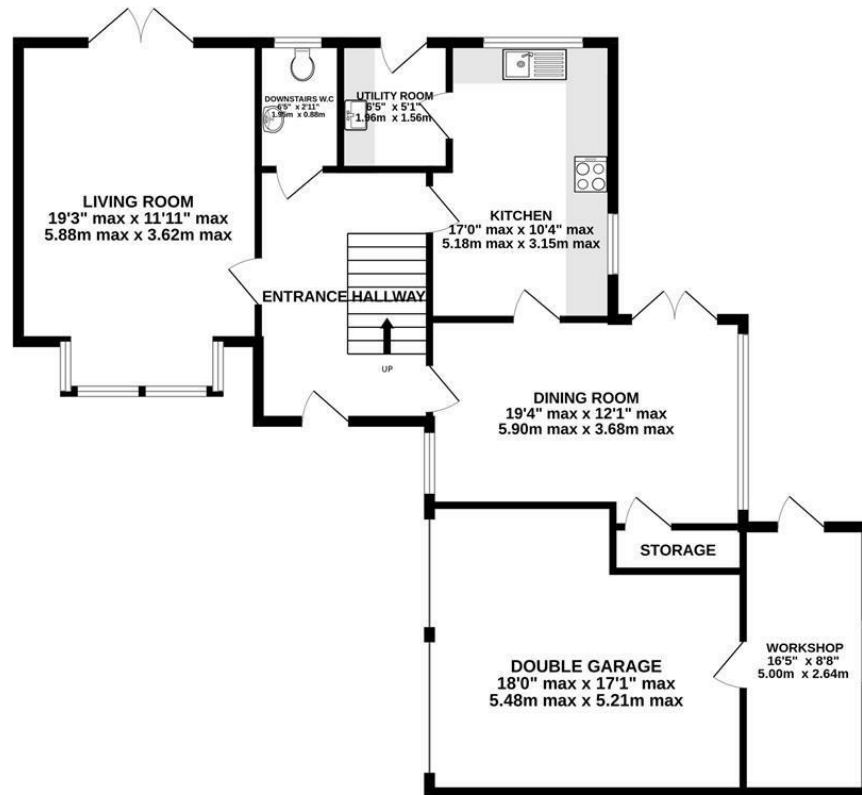
Heating: Gas central heating.

Broadband speed: Basic 10 Mbps, Ultrafast 1000 Mbps download speed.

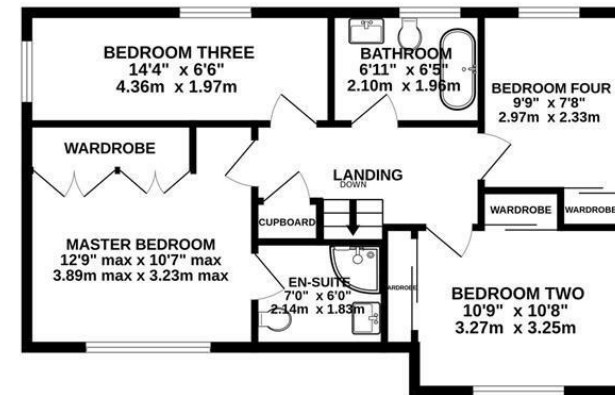
Mobile phone coverage: EE, Three, O2, Vodafone.



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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Unit C Barge Arm East, Gloucester Docks, GL1 2DQ | Tel: 01452 398010 | Email: [docks@naylorpowell.com](mailto:docks@naylorpowell.com) | [www.naylorpowell.com](http://www.naylorpowell.com)

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