



5 Spire Way, Gloucester, GL4 3EN

£465,000

This detached four bedroom property sits in a quiet corner of Barnwood with the desirable arboretum providing its backdrop.

A driveway leads to the front door which opens into an entrance hall with cloakroom. With a bay window to the front of the property, the living room leads into a dining room sitting adjacent to the kitchen.

Four good sized bedrooms sit on the first floor with the master benefitting from an en-suite. A family bathroom and garage complete the property.

Spire Way is a quiet cul de sac and well located with excellent access to local shops and amenities while being within easy reach of Gloucester City Centre and Quays.



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Entrance Hall

Composite front door with frosted glazing. Karndean floor. Radiator. Alarm system. Under stairs cupboard.

Cloakroom 7' 7" x 4' 1" (2.31m x 1.24m)

Frosted double glazed window to side. WC. Basin. Radiator. Tiled floor.

Sitting Room 15' 2" x 11' 4" (4.62m x 3.45m)

Double glazed bay window to front. Aegean Limestone feature gas fireplace. Karndean floor. Radiator.

Dining room 11' 4" x 11' 3" (3.45m x 3.43m)

Sliding doors to rear garden. Karndean flooring. Modern vertical radiator.

Kitchen 14' 10" x 9' 10" (4.52m x 2.99m)

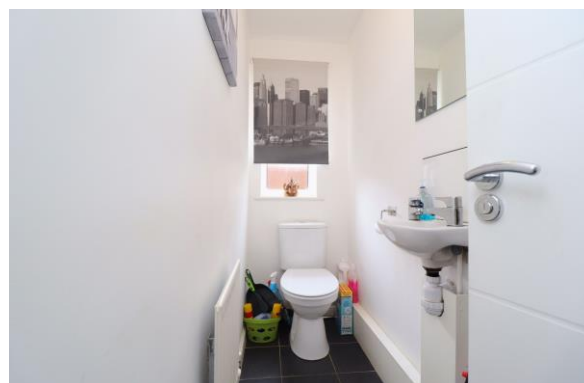
Double glazed window and door to rear. Modern kitchen fitted in 2022. Good range of grey wall, base and drawer units. Marble effect compact laminate worktop over. Marble effect splashback. Sink with mixer tap. Range oven with five ring gas hob and extractor hood over. Karndean flooring. Boiler. Fitted washing machine. Fitted dishwasher.

Rear garden

Side access. Patio off kitchen. Laid to lawn. Fence surround.

Front external

Off road parking. Area laid to lawn. Mature hedge surround.



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First Floor Landing

Carpet. Loft access to partly boarded loft space. Airing cupboard with water tank.

Bedroom 1 11' 4" x 10' 8" (3.45m x 3.25m)

Double glazed window to front. Carpet. Radiator. Fitted wardrobes.



En-suite 6' 7" x 5' 6" (2.01m x 1.68m)

Frosted window to front. WC. Basin with cupboards under. Enclosed electric shower. Part tiled walls. Vinyl floor.

Bedroom 2 11' 4" x 10' 8" (3.45m x 3.25m)

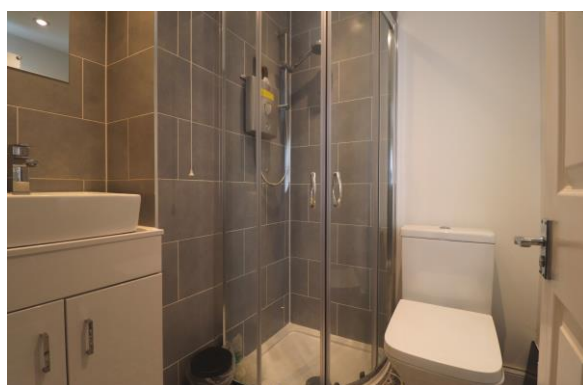
Double glazed window to front. Carpet. Radiator.

Bedroom 3 11' 5" x 9' 6" (3.48m x 2.89m)

Double glazed window to rear. Triangular window to side. Carpet. Radiator.

Bedroom 4 12' 8" x 7' 2" (3.86m x 2.18m)

Currently used as an office. Double glazed window to rear. Carpet. Radiator. Fitted cupboard.



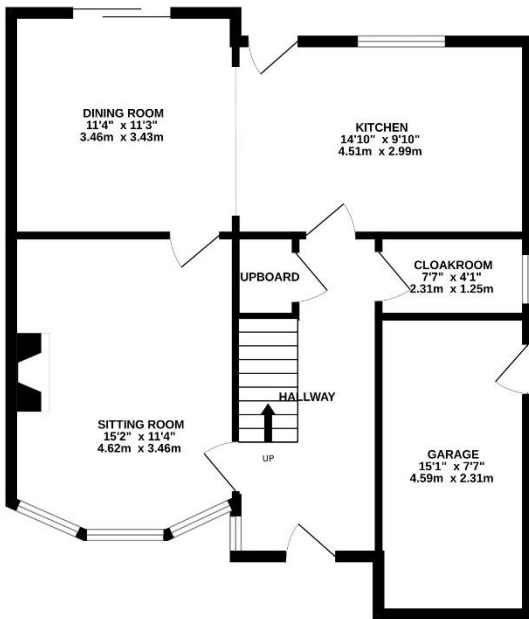
Bathroom 8' 1" x 8' 0" (2.46m x 2.44m)

Frosted double glazed window to rear. WC. Basin with cupboard under. Bath with shower over. Heater towel rail. Part tiled walls. Tiled floor.

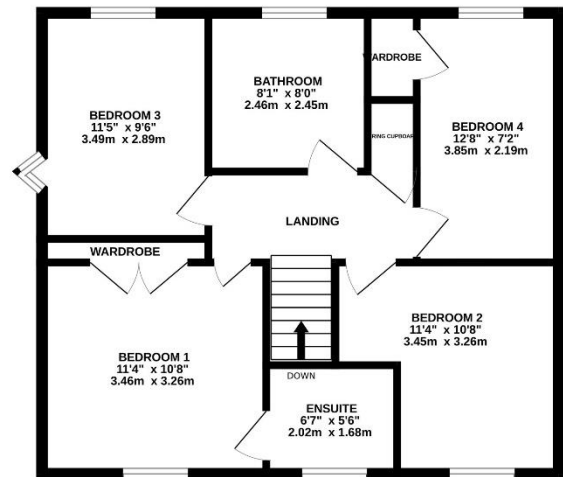


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1308 sq.ft. (121.5 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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City Centre
2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ enquiries@farrandfarr.co.uk

Hucclecote
50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@farrandfarr.co.uk

Longlevens
125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@farrandfarr.co.uk

Lettings
40 Oxstalls Way
Gloucester GL2 9JQ
☎ 01452 238298
✉ lettings@farrandfarr.co.uk