



11 Digby Green
Kingsway, Gloucester GL2 2BW



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£525,000

Kingsway, Gloucester GL2 2BW

A beautifully presented executive style five bedroom family home situated within good sized private gardens and having a pleasant outlook onto a green.

The property was built by David Wilson in 2006 and the accommodation comprises entrance hall, cloakroom, living room, kitchen/diner/family room and utility whilst to the first floor three double bedrooms the master having an en-suite and family bathroom. To the second floor is another double bedroom, single bedroom and shower room.

Additional benefits include gas fired central heating supplied by a Glow Worm Vaillant boiler installed in February 2024, upvc double glazing throughout, re-fitted shower rooms and bathroom, gardens to the rear which are private and measure 70ft x 50ft, garden shed, ample off road parking and double garage.

The property sits nicely on its own on a large plot measuring over 88ft in width from the side garden to the double garage.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral.

In 1912, construction on a 149-bed infirmary started on Great Western Road. The hospital was rebuilt in the 1960s and eventually incorporated a new 11-storey tower, the work on which started in 1970 and was completed in 1975. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham. In February 2019, the council began a redesign of the station. The project includes a new underpass and access, redesigned forecourt and cladding.



Upvc part glazed door with matching side panels leads into:

ENTRANCE HALL

Various doors leading off, radiator, cloaks cupboard, double doors into the living room, tiled floor, stairs leading off.

CLOAKROOM

White suite comprising close coupled w.c., pedestal wash hand basin with tiled splashbacks, radiator, tiled floor.

LIVING ROOM

20'8" x 11'1" (6.3m x 3.4m)

Ornate fireplace with a gas coal effect fire, two radiators, power points, lovely bay window to side aspect, upvc double glazed windows to front and rear elevations.

KITCHEN/DINER/FAMILY ROOM

18'8" x 16'0" (5.7m x 4.9m)

Modern light wood kitchen comprising a range of base, drawer and wall mounted units, four ring gas hob with extractor fan over, electric double oven and grill, moulded sink and drainer unit with a mixer tap, tiled splashbacks, integral fridge/freezer, integral dishwasher, additional storage cupboards with lighting, tiled floor, upvc double glazed patio doors and glazed bay aspect onto the private side gardens, upvc double glazed window to front aspect, door into:

UTILITY

6'2" x 5'10" (1.9m x 1.8m)

Modern light wood wall and base units, plumbing and space for automatic washing machine, space for tumble dryer, stainless steel sink and drainer unit with a mixer tap, tiled splashbacks, roll edge work surface, radiator, tiled floor, understairs storage cupboard, upvc part glazed door leads into the rear and side gardens.

From the entrance hall stairs lead to the first floor.

LANDING

Upvc double glazed windows to rear and front aspects, two radiators, power points, airing cupboard housing the water heater and slatted shelving, stairs leading off.





BEDROOM 1

12'5" x 12'1" (3.8m x 3.7m)

Built in fitted wardrobes, radiators, upvc double glazed windows to side and front aspects, door into:

EN-SUITE SHOWER ROOM

Modern suite comprising double fully tiled shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c., fully tiled walls, tiled floor, wall mounted mirror medicine cabinet, upvc double glazed window to side aspect.

BEDROOM 2

10'9" x 9'6" (3.3m x 2.9m)

Built in fitted wardrobes, radiators, upvc double glazed windows to front and side aspects.

BEDROOM 3

10'9" x 9'6" (3.3m x 2.9m)

Built in fitted wardrobes, radiator, power points, upvc double glazed windows to front and rear aspects.

FAMILY BATHROOM

Modern panelled bath with a shower over, pedestal wash hand basin with a vanity unit below, close coupled w.c., fully tiled walls, wall mounted mirror fronted medicine cabinet with lighting, tall wall mounted storage cupboard, wall mounted heated towel rail, upvc double glazed opaque window to rear aspect.

From the landing stairs lead to the second floor.

LANDING

Velux window, radiator, power points, storage cupboard.

BEDROOM 4

16'0" x 11'5" (4.9m x 3.5m)

Built in fitted wardrobes, radiator, power points, upvc double glazed window to front aspect, Velux window to rear aspect.

BEDROOM 5

12'5" x 7'6" (3.8m x 2.3m)

Built in fitted wardrobes, radiator, power points, upvc double glazed window to front aspect.

SHOWER ROOM

Modern newly fitted white suite comprising pedestal wash hand basin with vanity unit below, close coupled w.c., fully tiled double shower unit with a glazed door, fully tiled walls, wall mounted heated towel rail, shaver point, tiled flooring, upvc velux roof light to the rear aspect.

OUTSIDE

To the front there is a pathway which gives access to the side of the property. The front garden is enclosed by hedging with shrubs and bushes and in turn leads to a driveway providing ample off road parking for numerous vehicles which in turn leads to a:

DOUBLE GARAGE

Access via up and over doors having power and lighting.

Gated side access leads into the rear and side gardens which are mainly laid to lawn with a decorative stone paved area, pathway leading around the property, timber storage shed, patio area, outside tap. A pathway leads around the side of the property where all is enclosed by a combination of brick walling and timber panel fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To Be Advised.

LOCAL AUTHORITY

Council Tax Band: E
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester
GL1 2EQ.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.





DIRECTIONS

On entering Kingsway go past Asda to the first roundabout and turn left into Woodvale, proceed along here then turn left before the traffic lights into Halton Way which in turn leads into Digby Green where the property can be found on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



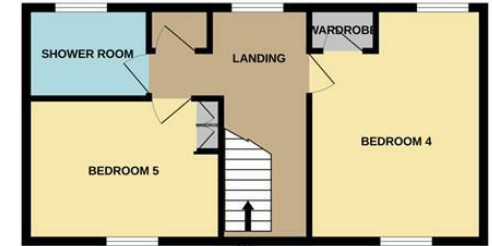
GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	76	83	Very environmentally friendly - lower CO ₂ emissions (81-91) A (69-80) B (55-64) C (39-54) D (21-38) E (1-20) F <small>Not environmentally friendly - higher CO₂ emissions</small>
England & Wales	EU Directive 2002/91/EC		England & Wales





27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | gloucester@stevegooch.co.uk | www.stevegooch.co.uk

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