



84 Hempsted Lane
Hempsted, Gloucester GL2 5JS



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£590,000

Hempsted, Gloucester GL2 5JS

Stunning four bedroom two en-suite family home that has undergone a wonderful renovation process with large extensions to the side and rear of the property to include a 32ft fitted kitchen/diner/family room and bedroom four with its en-suite shower room.

Accommodation comprises 12ft entrance porch, hallway, cloakroom, utility room, 20ft lounge with a wood burner and double doors into the 32ft kitchen/diner/family room, sitting room, bedroom four with its en-suite shower room.

Upstairs you have bedroom one with its en-suite shower room and a walk in wardrobe, bedroom two, bedroom three and the luxury 12ft family bathroom with two showers, two sinks and a freestanding bath.

Outside at the front there is a generous driveway with off road parking for four vehicles leading up to the 12'6" garage.

At the rear of the property you have a lovely enclosed garden with a lawn, paved patio and an insulated cabin/home office.

Hempsted is a suburban village and part of Gloucester. Hempsted benefits from its own post office, a village hall, St Swithun's church and Hempsted Primary School. The Gordon League Rugby Club bought an area of land in 1932 and have been based in Hempsted since then. Gloucester Rowing Club is also based in Hempsted, on the Gloucester and Sharpness Canal. There is a historical landmark called 'Our Lady's Well' (also known as Saint Anne's Well) which is a holy well house. It was designated as a Grade I listed building in January 1955. On the back of the well is a stone sculpture showing Saint Anne standing between her daughter, the virgin Mary and an Angel. It provided water for livestock, was used as a baptistery and formerly was considered to have medicinal properties. In the past it has been a place for pilgrimage, with countless pilgrims being recorded as coming to the site to seek cures. This has now ceased and the well is now dry.



Double glazed front door leads into:

ENTRANCE PORCH

12'8 x 4'6 (3.86m x 1.37m)

Tiled floor, built in storage boxes, single radiator, downlighters, upvc double glazed window to front elevation, a further partially glazed door leads into:

ENTRANCE HALLWAY

Vertical radiator, stairs leading off.

CLOAKROOM

Low level w.c., wash hand basin with a mixer tap, heated towel rail, tiled floor, extractor fan, downlighters, upvc double glazed window to front elevation.

UTILITY ROOM

9'9 x 6'5 (2.97m x 1.96m)

Base units, laminated worktops, high gloss splashback, single drainer stainless steel sink unit with a mixer tap, plumbing for an automatic washing machine, vertical radiator, downlighters.

LOUNGE

20'8 x 11'4 (6.30m x 3.45m)

Inset woodburning stove with a paved hearth, tv point, two vertical radiators, storage cupboard, upvc double glazed window to front elevation overlooking the surrounding area. double doors into:

KITCHEN/DINER/FAMILY ROOM

32'2 x 11'9 (9.80m x 3.58m)

Base and wall mounted units, laminated worktops, high gloss splashbacks, single drainer stainless steel sink unit with a chrome mixer tap, built in induction hob with extractor hood over, built in electric double oven, built in microwave, built in fridge, built in dishwasher, breakfast bar with cupboards and drawers, space for a large table and chairs, underfloor heating, two roof lights, downlighters, tv point, upvc double glazed window and matching patio doors to rear elevation onto the patio, opening into:





SITTING ROOM

14'9 x 12'8 max (4.50m x 3.86m max)

Downlighters, double radiator, tv point, upvc double glazed window to front elevation.

BEDROOM 4

20'2 x 9'6 max (6.15m x 2.90m max)

Downlighters, two roof lights, tv point, upvc double glazed window to side elevation, upvc double glazed French doors to rear elevation, through to:

EN-SUITE SHOWER ROOM

6'6 x 4'6 (1.98m x 1.37m)

Double walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, tiled splashback and cupboard below, tiled floor, chrome heated towel rail, downlighters, extractor fan, upvc double glazed window to side elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Airing cupboard with a hot water cylinder, access to loft space, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 1

19'5 x 11'5 max (5.92m x 3.48m max)

Single radiator, tv point, roof light, downlighters, upvc double glazed window to side elevation.

WALK IN WARDROBE

With hanging space, shelving, downlighters and double radiator.

EN-SUITE SHOWER ROOM

7'9 x 5' max (2.36m x 1.52m max)

Walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, drawer below and tiled splashback, tiled floor, heated towel rail, downlighters, extractor fan.

BEDROOM 2

13'9 x 11' (4.19m x 3.35m)

Single radiator, tv point, upvc double glazed window to side elevation.



BEDROOM 3

12'9 x 12'8 max (3.89m x 3.86m max)

Single radiator, tv point, downlighters, roof light, upvc double glazed window to side elevation.

LUXURY FAMILY BATHROOM

12'6 x 11'9 (3.81m x 3.58m)

Double walk in shower enclosure, freestanding bath with a mixer tap and showerhead attachment, low level w.c., twin sink unit with mixer taps, drawers and tiled splashback, tiled floor, chrome heated towel rail, downlighters, extractor fan, two roof lights, upvc double glazed window to rear elevation.

OUTSIDE

To the front there is a driveway/turning area providing off road parking for several vehicles surrounding by panelled fencing which in turn leads to a:

GARAGE

12'6 x 9'6 (3.81m x 2.90m)

Electric roller shutter door to front elevation, power and downlighters.

At the rear there is a large paved patio with the rest of the garden being mainly laid to lawn with flower borders, plants, shrubs, bushes and trees. There is a gravelled patio which leads to a:

CABIN/HOME OFFICE

18'5 x 8'9 (5.61m x 2.67m)

Power, lighting, tv point, downlighters, upvc double glazed French doors to front elevation, matching window to side elevation.

To the rear of the cabin there is a:

STORAGE SHED

Upvc double glazed French doors to side elevation.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.





LOCAL AUTHORITY

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

TENURE

Freehold.

VIEWING

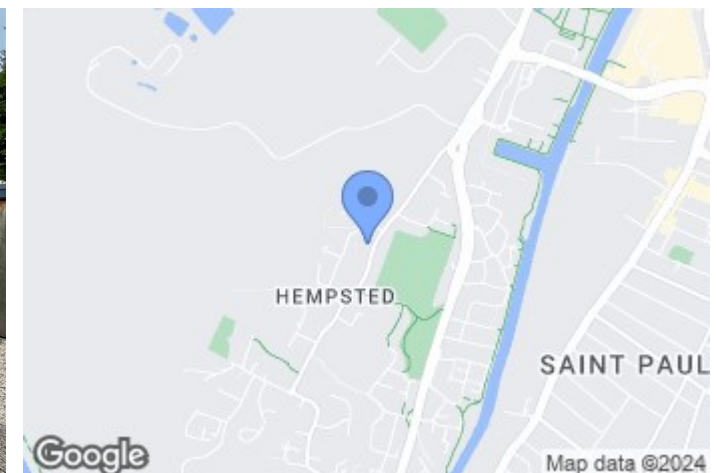
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

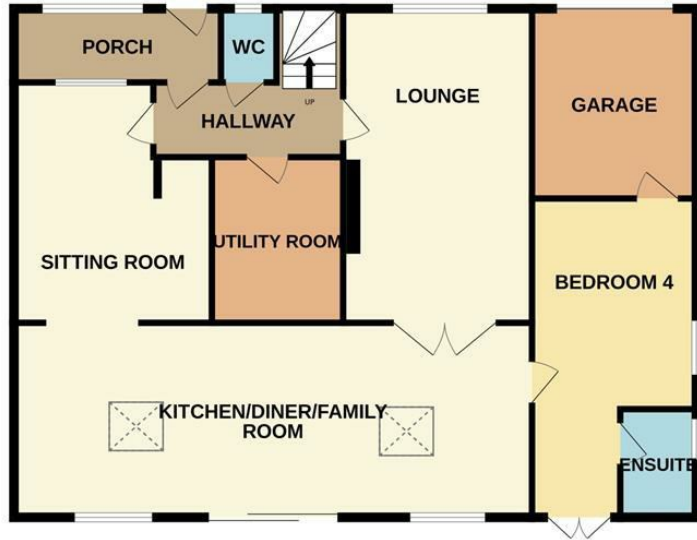
From Secunda Way, Hempsted turn right where signposted into Hempsted Lane and proceed along here into the village where the property can be located.

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
1526 sq.ft. (141.8 sq.m.) approx.



1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.

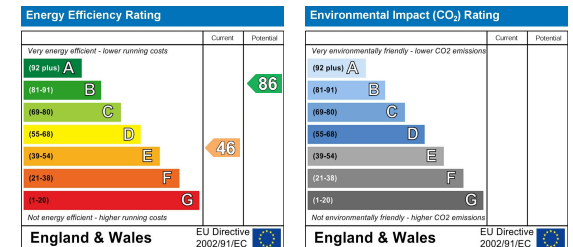


TOTAL FLOOR AREA : 2296 sq.ft. (213.3 sq.m.) approx.

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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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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