



10 Horseshoe Way, Hempsted, Gloucester, GL2 5GD

£525,000

🛏️ | 5

🛋️ | 3

🚿 | 3


Farr & Farr Sales Lettings 

**10 Horseshoe Way, Hempsted,
Gloucester, GL2 5GD**

£525,000

**AN ATTRACTIVE DETACHED FAMILY HOME
OFFERING LARGE ACCOMMODATION OVER
THREE FLOORS**

Horseshoe Way is a very popular residential road of predominantly detached properties situated under 1 mile to the south-west of Gloucester city centre. Good local schooling is close by, the canal with its footpath walk to the city centre is within very easy reach and the exciting Docklands, The Quays, large supermarket and the cathedral are all within an attractive walk. Number 10 offers very good sized well balanced accommodation with five double bedrooms, ensuite shower as well as the dressing area to the master and two bathrooms. On the ground floor there is a formal sitting room, study, open plan kitchen/diner with a conservatory and utility room. To the exterior, there is ample parking to the front, large double garage and landscaped gardens to the rear.

www.farranfarr.co.uk

ENTRANCE HALL

Large matwell. Polished tiled floor. Staircase to landing with understairs cupboard.

CLOAKROOM

Low level WC. Wash hand basin. Polished tiled floor. Radiator. Alarm controls. Extractor fan.

SITTING ROOM 14' 9" x 10' 6" (4.49m x 3.20m)

Attractive fireplace with marble inset and coal effect gas fire. High-quality flooring. Coved ceiling. Two double radiators. TV point.

STUDY 8' 2" x 8' 0" (2.49m x 2.44m)

Radiator. Telephone point.

KITCHEN/DINER 25' 7" x 11' 6" (7.79m x 3.50m)

Dining area with polished stone floor. Double radiator. TV point. Two wall light points. Double glazed doors to conservatory and open to:- Kitchen area, comprehensively fitted with Smeg inset double bowl sink unit with sliding glazed worktops and mixer taps with cupboards and drawers below. Wall and base units with matching splashback. Polished tiled floor. Space for cooking range with glazed back plate and cooker hood. Space for American style fridge/freezer. Built-in dishwasher. Built-in wine cooler. UPVC double glazed doors to garden.

UTILITY 8' 6" x 5' 0" (2.59m x 1.52m)

Inset single drainer stainless steel sink unit set into worktops with cupboards below. Wall and base units. Broom cupboard. Plumbing for washing machine. Radiator. Extractor fan. UPVC double glazed door to the side.

CONSERVATORY 12' 8" x 8' 4" (3.86m x 2.54m)

TV point. Two wall light points. Contemporary radiator.

FIRST FLOOR

LANDING

Staircase to second floor. Double radiator. Hanging/linen cupboard.

BEDROOM 1 15' 10" x 10' 6" (4.82m x 3.20m)

Windows to the front and side. Double radiator. Wall mounted TV point.

DRESSING AREA

Double wardrobe cupboard. Radiator.

SHOWER ROOM

Large shower cubicle, fully tiled and with stainless steel double controls and glazed sliding door. Pedestal wash hand basin. Low level WC. Radiator. Vinyl floor. Extractor fan and spotlights.

BEDROOM 2 12' 1" x 9' 0" (3.68m x 2.74m)

Double wardrobe cupboards. Double radiator.

BEDROOM 3 11' 5" x 9' 0" (3.48m x 2.74m)

Double radiator.

FAMILY BATHROOM

White suite of panelled bath with mixer taps and shower attachment with separate stainless steel shower, tiled splashback and glazed screen. Pedestal wash hand basin. Low level WC. Shaver point. Radiator.

SECOND FLOOR

LANDING

Access to loft.

BEDROOM 4 14' 8" x 10' 6" (4.47m x 3.20m)

Windows to the side and front. Access to eaves storage. Double radiator.

BEDROOM 5 14' 8" x 8' 1" (4.47m x 2.46m)

Double wardrobe cupboard. Access to eaves storage window to the front and side. Double radiator.

BATHROOM

Suite of panelled bath with mixer taps and stainless steel double shower with glazed screen. Tiled walls. Low level WC. Pedestal wash basin. Radiator window.

EXTERIOR

Front gardens with stone path to the front door with lawns and shrub beds to either side. Parking for two cars with second path to covered gated side access. Outside lights.

GARAGE 17' x 17'

Two up and over doors. Eaves storage. Power and light. Consumer box.

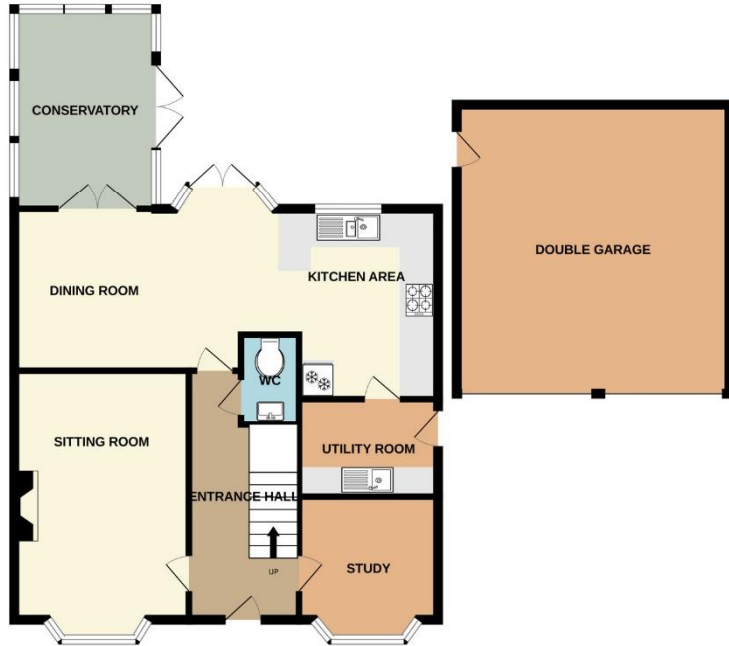
Rear gardens, westerly backing and beautifully landscaped with good area of paved terrace with wall surround. Built-in seat with steps to second area of terrace. Ornamental pond with waterfall and filters. Mature shrub bed borders and fruit trees including conifers, laurel and silverbirch. Summer house. All enclosed by close boarded fencing. Lean to bike store.

COUNCIL TAX: E EPC: D-67





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.
Made with Metropix ©2024

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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