



5 Wadley Close, Gloucester, GL1 3FE

£535,000

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**Farr & Farr** Sales Lettings 



## 5 Wadley Close, Gloucester, GL1 3FE

**£535,000**

### ATTRACTIVE TWO YEAR OLD DETACHED FAMILY HOME IN BETTER THAN NEW CONDITION

Wadley Close is a new development situated off Denmark Road on the northern edge of Gloucester centre. Most of the areas sought after schools, including Denmark Road are within walking distance, local shopping is close by and access to the exciting docks development is within easy reach and walking distance of the City centre.

Number 5 was built in 2022, has been beautifully looked after and upgraded in the current ownership and is offered in better than new condition. Internally there are four good double bedrooms, the master having its own ensuite as well as to the ground floor, a large sitting room and open plan kitchen/diner which adjoins and overlooks the garden.

[www.farranfarr.co.uk](http://www.farranfarr.co.uk)

#### COVERED PORCH

Composite glazed front door to:-

#### ENTRANCE HALL

Turning staircase to landing. Radiator. Understairs cupboard.

#### CLOAKROOM

Low level WC. Wash basin. High quality flooring. Radiator.

#### LOUNGE 20' 9" x 11' 9" (6.32m x 3.58m)

Double aspect. Two radiators. TV point.

#### KITCHEN/DINER 25' 6" x 11' 2" (7.77m x 3.40m)

**Dining area** with high-quality flooring. Radiator. Windows to the side and UPVC double glazed French doors to terrace and garden. **Kitchen area** very comprehensively fitted with inset 1 1/2 bowl single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Built-in pan drawers. Built in fridge/freezer. Built-in AEG stainless steel and glass fronted double oven with four ring gas hob and back plate and cooker hood. Crockery cupboards. Radiator. Window overlooking the garden. Under unit spotlights. Door to:-

#### UTILITY 6' 6" x 5' 6" (1.98m x 1.68m)

Stainless steel sink unit set into worktops with cupboards below. Wall cupboards. Worcester Bosch boiler. Plumbing for washing machine. Space for dryer. Radiator. High-quality flooring. Door to the side.

#### FIRST FLOOR

##### LANDING

Access to loft. Radiator. Airing cupboard with factory lagged cylinder.

#### BEDROOM 1 13' 7" x 12' 6" (4.14m x 3.81m) (+ door recess.)

Built-in two sets of double wardrobe cupboards. Radiator.

#### ENSUITE

Double shower cubicle with stone tiled walls. Mira stainless steel shower and glazed sliding door. Wash hand basin. Low level WC. High-quality flooring. Heated towel rail/radiator. Extractor fan. Shaver point.

#### BEDROOM 2 11' 6" x 10' 0" (3.50m x 3.05m)

Radiator.

#### BEDROOM 3 10' 0" x 8' 5" (3.05m x 2.56m)

Double aspect. Radiator.

#### BEDROOM 4 10' 0" x 8' 3" (3.05m x 2.51m)

Radiator.

#### BATHROOM

Panelled bath with separate Mira stainless steel shower. Stone tiled splashback and glazed screen. Wash hand basin. Low level WC. Vertical heated towel rails. Radiator. Quality flooring. Shaver point. Extractor fan.

#### EXTERIOR

Front and side gardens, well landscaped with lawns and low hedge borders and path front door with carriage light. Macadam driveway with parking for 3+ cars.

Rear gardens very well landscaped with walling to both sides large area of paved terrace. Path with mature shrub borders. Outside tap and concealed storage/vegetable area.

#### DETACHED GARAGE 20' 0" x 11' 2" (6.09m x 3.40m)

Up and over door. Power and light. Eaves storage. Consumer box.

#### AGENTS NOTE

EPC: B-84

COUNCIL TAX: E

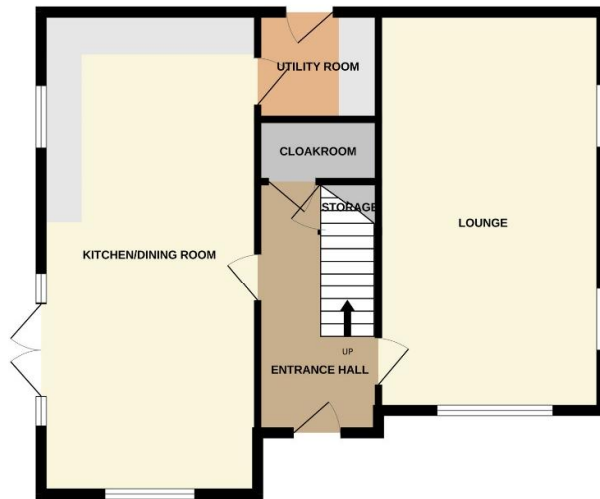
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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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**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