



**5 Wisteria Grove, Gloucester GL2 8FJ**  
**£625,000**





## 5 Wisteria Grove, Gloucester GL2 8FJ

- Executive five bedroom detached family home
- Master bedroom suite with en-suite and dressing room
- Upgraded fixtures and fittings and integrated appliances
- Situated on the edge of the village overlooking farmland
- Off-road parking for several vehicles and a double garage
- EPC B86
- Tax band F. Tewkesbury Borough Council, £3,049.68 (2024/25)

**£625,000**



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### Entrance Hall

A pleasant front garden with hedge border leads you to a composite front door with storm canopy. The entrance hall has practical Amtico flooring and doors leading off to the ground floor accommodation and stairs to the first floor.

### Dining Room

To the right of the entrance hall is a formal dining room with Amtico flooring and a window overlooking the front aspect and open fields.

### Study

To the left of the entrance hall is a useful study with Amtico flooring and dual aspect windows to the front and side aspect.

### Living Room

A spacious living room with herringbone Amtico flooring is located at the rear of the home. There is a window to the side aspect and French doors with side glazing leading out to the porcelain stone patio in the rear garden.

### Kitchen/Diner

A wonderful space for family and friends to gather around the central kitchen island. The room is flooded with natural light through the two Velux roof lights, window and French doors which lead out to the rear garden.

There is a grey, porcelain floor and a range of wall and base mounted units in a neutral cream with Silestone worktops. Integrated appliances include a wine fridge, AEG microwave, two ovens, dishwasher and fridge/freezer.

### Utility Room

The practical utility room is located off the kitchen and has an external door leading out to the driveway, a handy entrance to unload shopping! Within the room is a Zanussi washer/dryer along with wall and base mounted cupboards, sink with mixer tap and worktop space.

### Cloakroom

Completing the ground floor



accommodation is the cloakroom with a white suite comprising WC and wash hand basin.

### **First Floor Landing**

Doors leading off to the four bedrooms, family bathroom and stairs to the second floor.

### **Bedroom Two**

A double room with window overlooking the rear aspect. Wardrobes spanning the width of the room with fully glazed, sliding doors.

### **En-Suite Shower Room**

Fully tiled walls and floor in a neutral grey. White suite to comprise a shower cubicle with mains power shower, wash hand basin, WC, heated towel rail and integrated mirror.

### **Bedroom Three**

Double bedroom with window to front aspect.

### **Bedroom Four**

Double bedroom with window to rear aspect.

### **Bedroom Five**

Window to front aspect

### **Bathroom**

Fully tiled walls and floor in a neutral grey. Shower enclosure with mains power shower. White suite comprising bath with mixer taps, double gloss vanity unit with storage drawers, WC, heated towel rail and integrated mirror.

### **Second Floor**

### **Master Bedroom Suite**

The master suite occupies the top floor of the property and includes a dressing room with built in storage cupboards. The room is flooded with natural light through the two dormer windows and three Velux windows. The adjoining en-suite shower room comprises a shower cubicle with mains power shower, wash hand basin, WC and integrated mirror.

### **Outside**

To the front of the home is a large driveway with parking for four vehicles leading to a double garage with power and light and a personnel door from the garden.

A side gate leads you round to the rear garden which is bordered with close-board fencing. Conveniently situated off the kitchen and living room is a large porcelain tiled patio area, ideal for entertaining. There is a large area of low maintenance, AstroTurf which is ideal for all weather activity.

### **Location**

Highnam is a village and civil parish on the outskirts of the city of Gloucester. It is 3 miles northwest of the city on the A40, on its way to Ross, west of Alney Island and Overbridge. The parish includes the villages of Lassington and Over. With a CofE primary school, village hall, day nursery providing child care from 3 months to 5 years, a village shop and a doctors surgery.

Highnam also has an eighteen hole golf course and a large business park just outside the main village. Highnam Woods to the





west of the village are managed by the RSPB as a nature reserve, and Lassington Woods are to the east of the village.

### **Material Information**

Tenure: Freehold

Council Tax Band: F

Local Authority & Rates: Tewkesbury Borough Council, £3,049.68 (2024/25)

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

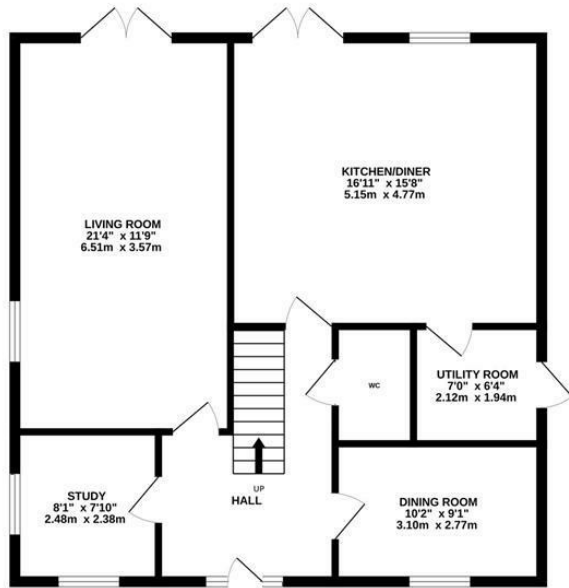
Heating: Gas central heating

Broadband Speed: Basic 4 Mbps. Superfast 80 Mbps. Ultrafast 1000 Mbps

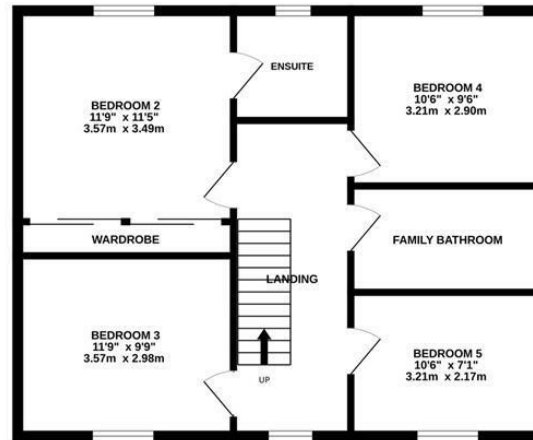
Mobile Phone Coverage: Mobile coverage: EE, Vodafone, Three, O2



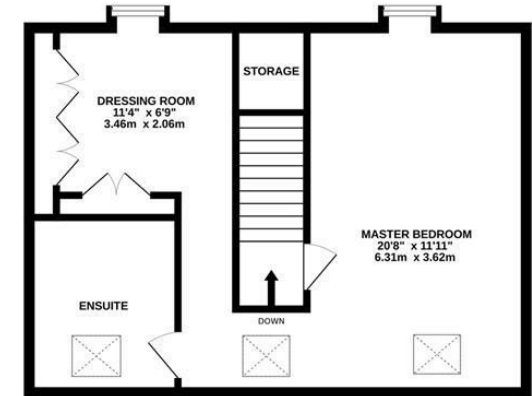
GROUND FLOOR  
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



2ND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 2042 sq.ft. (189.7 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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