



64 Hempsted Lane  
, Hempsted, GL2 5JN  
**£599,950**

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A particularly beautiful example of an extended FOUR bedroom 1930's family home in the ever popular Hempsted village.

This home is without doubt ideal for families looking for extra living space as the main house has been extended both on the ground floor and upstairs. The homely living room has now been opened out into to the dining room and rear extension to create an impressive and incredibly spacious 12m long room, charmingly intersected by a stunning hardwood staircase.

This fantastic home also has the added bonus of a fully converted garage complete with kitchenette and toilet – an ideal office, workshop or garden room.

### Entrance Hall

Study  
7'0 x 6'4 (2.13m x 1.93m)

### Cloakroom

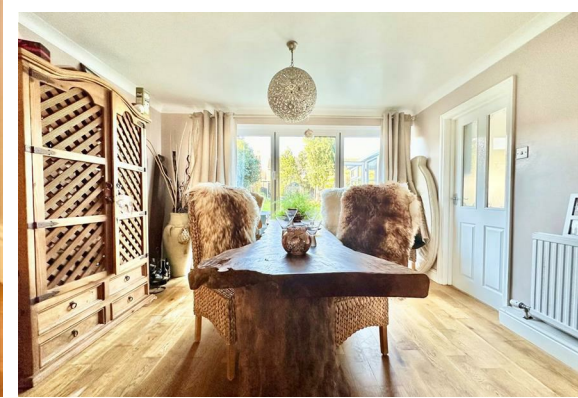
Lounge  
27'1 x 12'0 (8.26m x 3.66m)

Dining Area  
12'0 x 10'2 (3.66m x 3.10m)

Kitchen/Breakfast Room  
20'1 x 11'3 (6.12m x 3.43m)

Conservatory  
12'6 x 9'0 (3.81m x 2.74m)

Bedroom 1  
13'9 x 12'7 (4.19m x 3.84m)





## Ensuite Bathroom

Bedroom 2  
18'11 x 11'3 (5.77m x 3.43m)

Bedroom 3  
12'11 x 8'6 (3.94m x 2.59m)

Bedroom 4  
12'4 x 9'9 (3.76m x 2.97m)

## Bathroom

### OUTSIDE

The front gravelled driveway has parking of numerous vehicles.

The rear garden is a generous size, fringed by a selection of mature planting and pleasantly private. The vast majority of the garden is currently laid to lawn and patio, perfect for entertaining. The annex/garden office is then found toward the back of the garden, currently with it's own private access fenced off along the side of the house, ideal for those running a business from home.

### Services

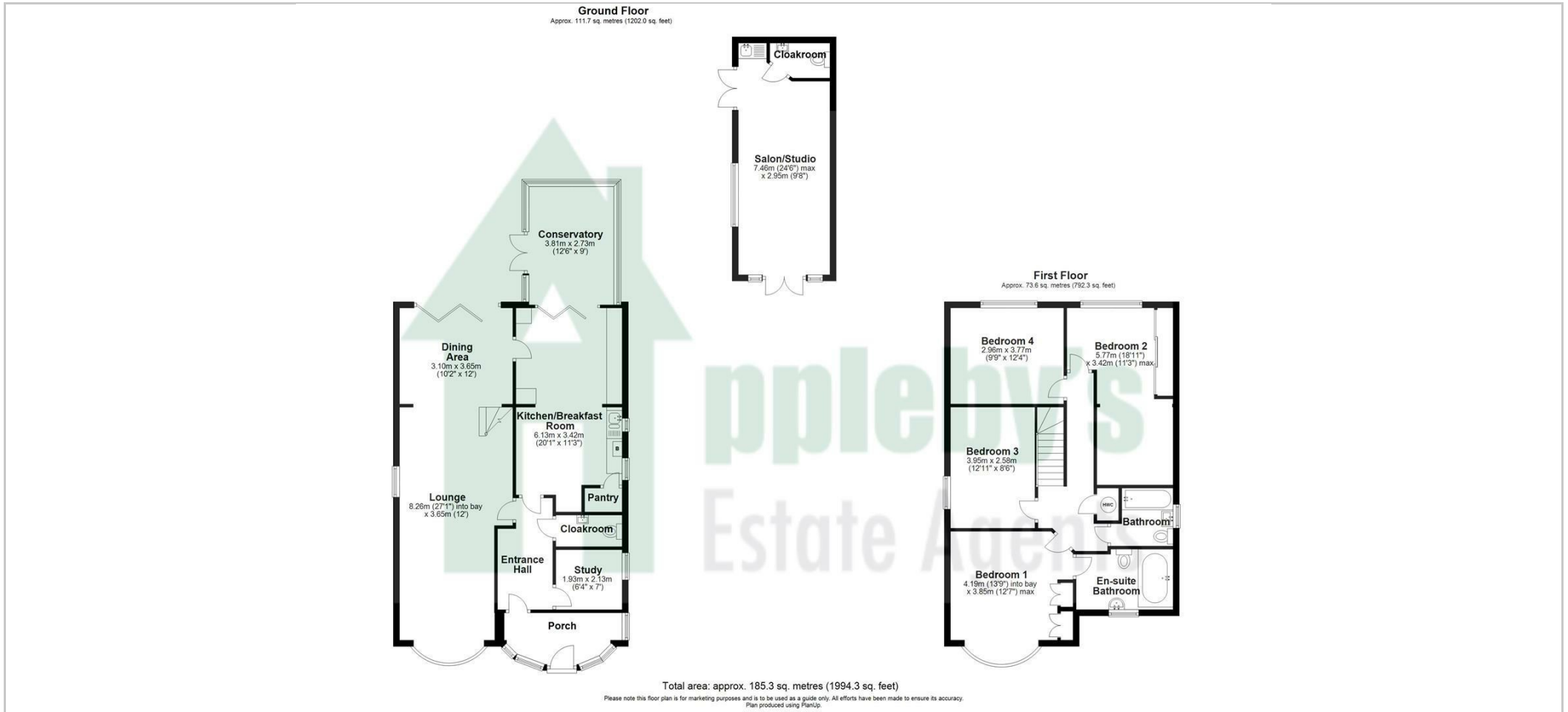
Mains drainage and gas central heating (new combi boiler just installed)

Gloucester City Council tax band E

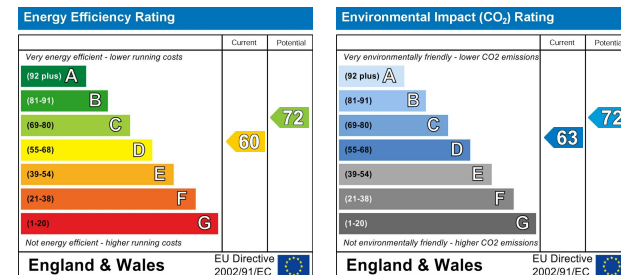
Tenure  
Freehold



# Floor Plan



## Energy Efficiency Graph



## Viewing

Please contact our Appleby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

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