






36 Kaskelot Way
, Hempsted, GL2 5DR

Offers over £450,000

 4  2  2  D

Are you searching for a **FOUR DOUBLE** Bedroom family home?

The modern layout of this double fronted home provides everything for a growing family, benefiting kitchen, **STUDY** separate utility and an en-suite to master bedroom, furthermore the **OFF ROAD PARKING** and **DOUBLE GARAGE**.

This lovely home is situated close to the canal towpath, offering a picturesque setting for leisurely strolls and enjoying the beauty of the surrounding nature. you'll have easy access to local amenities, schools, and green spaces, making it a wonderful place to call home.

Entrance Hall

Lounge
19'2 x 11'5 (5.84m x 3.48m)

Study
11'4 x 11'0 (3.45m x 3.35m)

Kitchen/Breakfast Room
11'2 x 9'9 (3.40m x 2.97m)

Utility Room
8'0 x 5'6 (2.44m x 1.68m)

Conservatory
11'5 x 7'5 (3.48m x 2.26m)

Master Bedroom
11'2 x 10'1 (3.40m x 3.07m)

Ensuite Shower Room
New Ensuite





Bedroom 2
11'8 x 9'10 (3.56m x 3.00m)

Bedroom 3
11'8 x 8'11 (3.56m x 2.72m)

Bedroom 4
11'6 x 8'11 (3.51m x 2.72m)

Bathroom
New bathroom with underfloor heating



OUTSIDE
Situated on a NO THROUGH ROAD access to the front door with wrought iron fence and low maintenance block paving leading to the rear garden with side access.

The garden has been landscaped mostly laid to astro turf edged with Porcelain slabs. The large decked area houses the HOT TUB (available by separate negotiations) and seating area ideal for entertaining. The gate to the rear gives access to the OFF ROAD PARKING and DOUBLE GARAGE 17'7 x 15'6 (currently used as a gym)

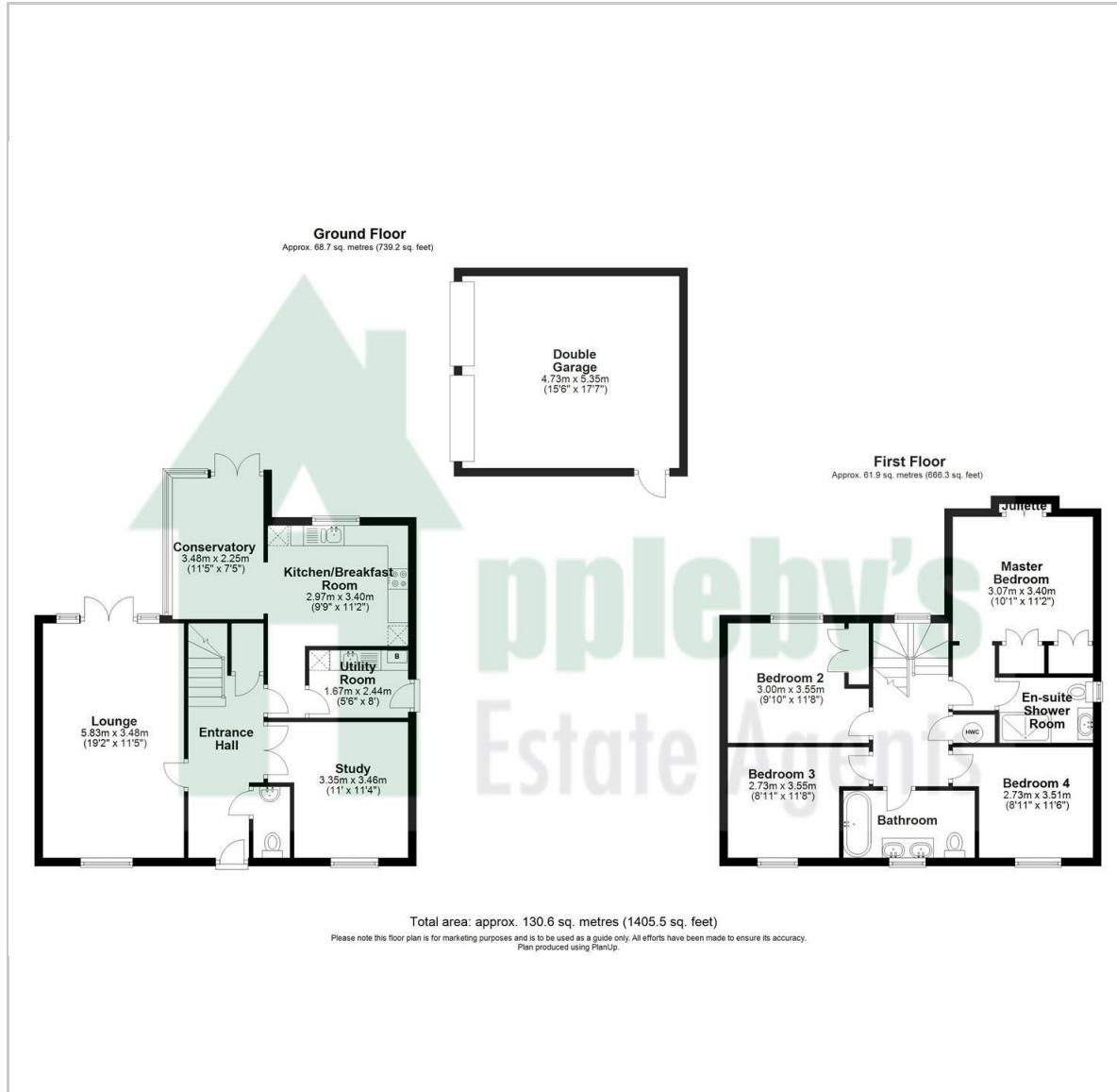


Services
Mains drainage, gas (The boiler is new) Nest system
Gloucester City Council tax band E

Tenure
Freehold



Floor Plan

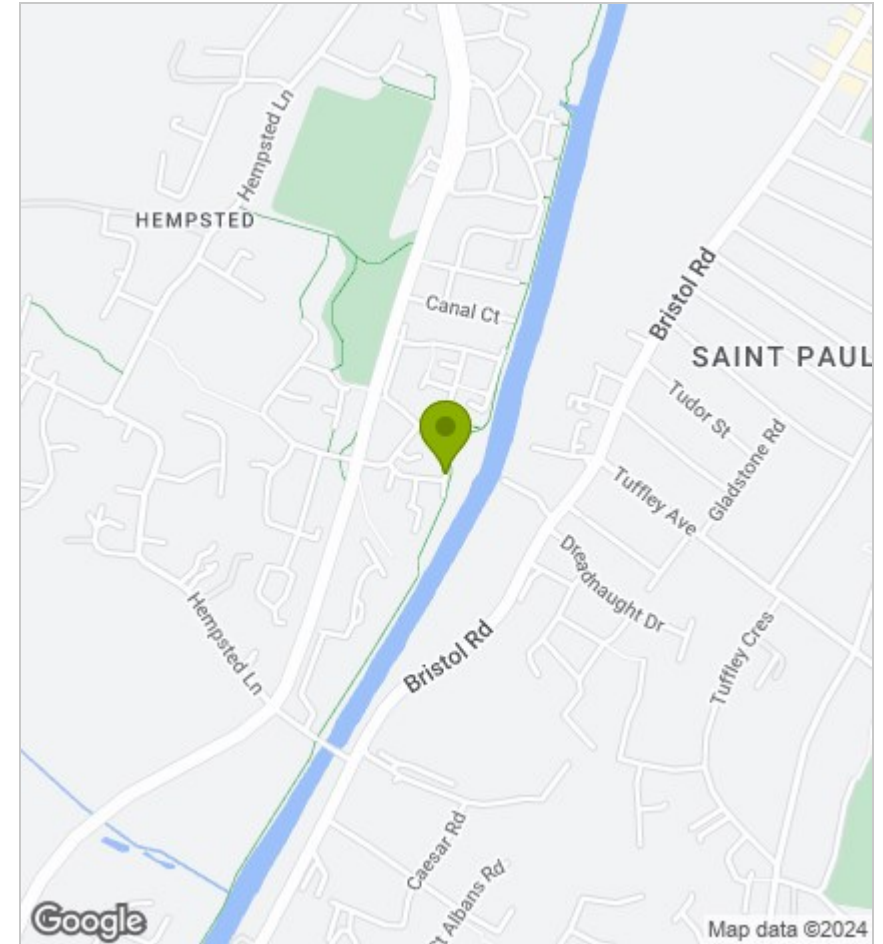


Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

