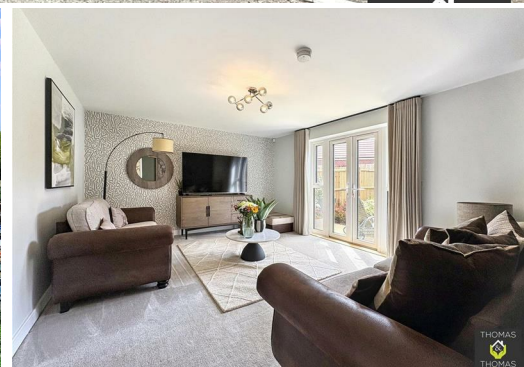




4 Phipps Drive, Gloucester, GL2 2JU

Offers Over £500,000

Positioned within an exclusive development of fewer than 100 homes, this exceptional nearly new property was formerly the show home for The Quarters, Naas Lane—an attractive semi-rural setting on the southern edge of Gloucester, close to Quedgeley. Perfectly balancing town and country living, the location provides convenient access to Gloucester, excellent commuter links, scenic walking and cycling routes, and nearby green spaces.

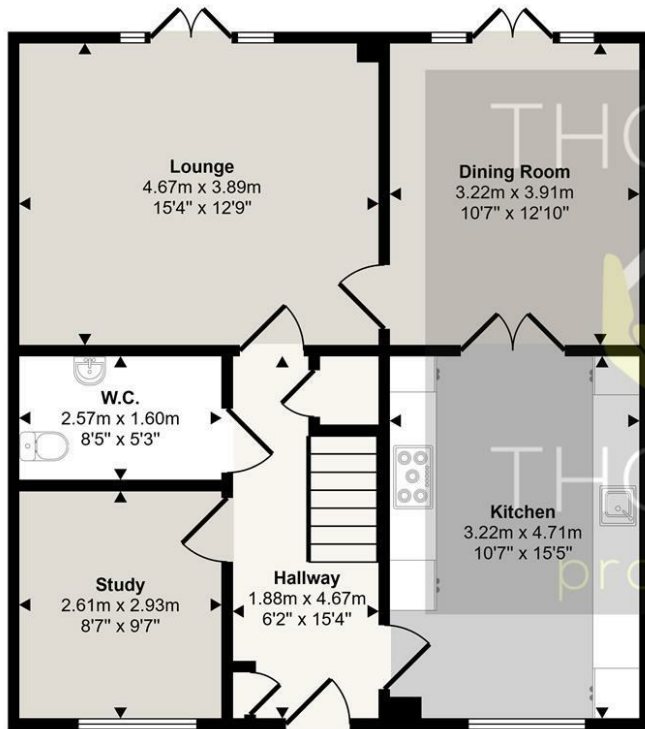
This impressive home offers a high specification throughout, enhanced by approximately £35,000 worth of premium upgrades. Stylish Karndean flooring flows through the ground floor, while the contemporary kitchen is fitted with fully integrated appliances, creating a sleek and practical space for modern living. A standout feature is the bespoke, fully fitted home office—ideal for remote working.

The property enjoys a pleasant outlook overlooking a balancing pond, with a beautifully maintained south-facing garden—perfect for relaxing or entertaining in the warmer months. Additional benefits include solar panels, an EV charging point and garage with driveway parking.

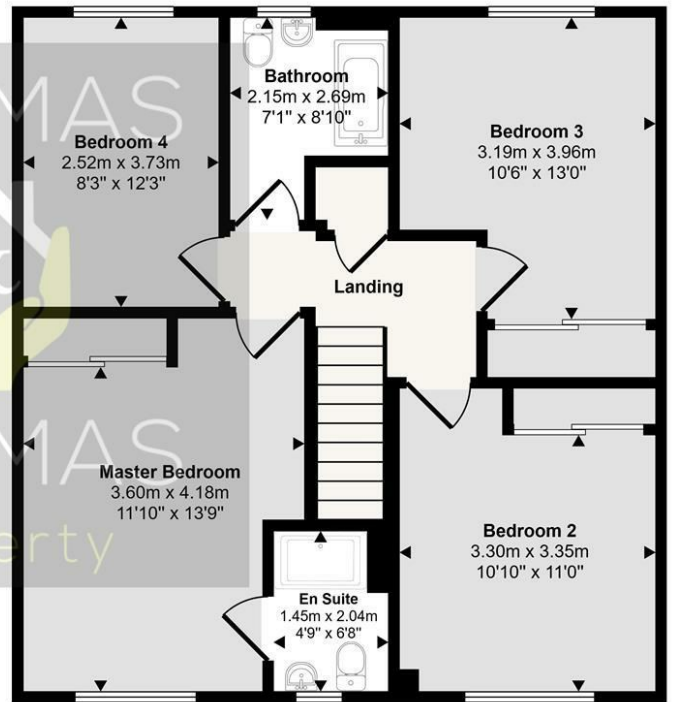
Immaculately presented and thoughtfully upgraded, this home offers a rare opportunity to acquire a high-quality property in a desirable and well-connected location.

- Ex -Show Home
- Overlooking Greenery
- Four Double Bedrooms
- High Specification
- Garage With Driveway
- Solar Panels & EV Charger

Approx Gross Internal Area
141 sq m / 1522 sq ft



Ground Floor
Approx 70 sq m / 755 sq ft

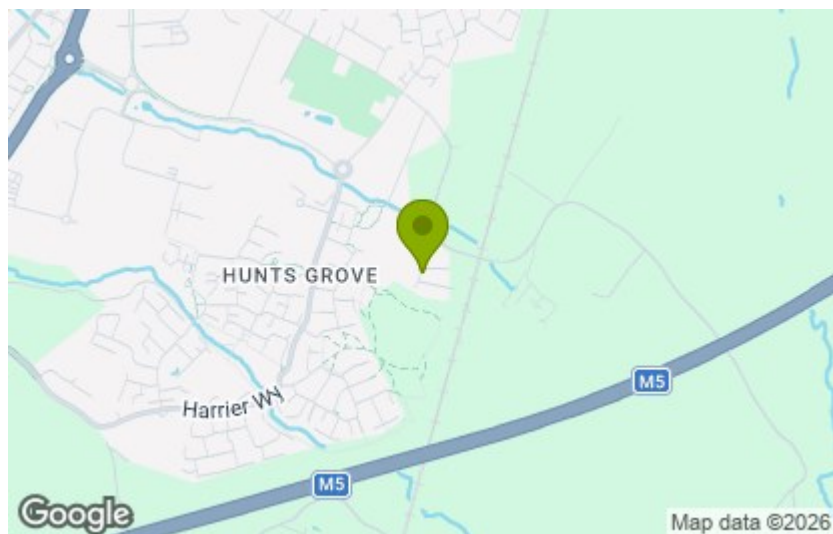


First Floor
Approx 71 sq m / 767 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	94	94
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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.