



**R B WALTERS**  
ESTATE AGENTS



*Quayside Way, Hempsted, Gloucester,  
Gloucestershire, GL2 5EX.*

*£450,000*

Exceptional spacious family home with four double bedrooms and over 1600 sq ft of accommodation which is very well presented throughout.

This is a superb opportunity to purchase a genuine family home in a popular location within a level walk along the canal to Gloucester Quays and Docks and just a 10 minute drive to the M5 motorway.

The ground floor has a good size lounge, separate dining room, fitted kitchen/breakfast room and a study/office which could be used as a ground floor bedroom if needed. There is also a WC which has fittings to be converted into a wet room if required. Upstairs there are four generous double bedrooms all with built in wardrobes and the master has ensuite shower. The first floor is completed by the family bathroom.

Outside the driveway provides plenty of parking for two cars and leads to the garage which is a good size and would make an ideal workshop with power and light. The rear garden has been landscaped and designed for ease of maintenance and provides a lovely spot to relax and entertain friends al fresco.

## Services

Mains Gas Central Heating, Electric, Mains Water and Drainage, Broadband Available.

### Entrance Hall

### Kitchen/Breakfast Room

15' 5" x 10' 11" (4.70m x 3.32m)

### Dining Room

12' 8" x 10' 11" (3.86m x 3.32m)

### Lounge

16' 4" x 15' 5" (4.97m x 4.70m)

### Study/Office

8' 7" x 6' 11" (2.61m x 2.11m)

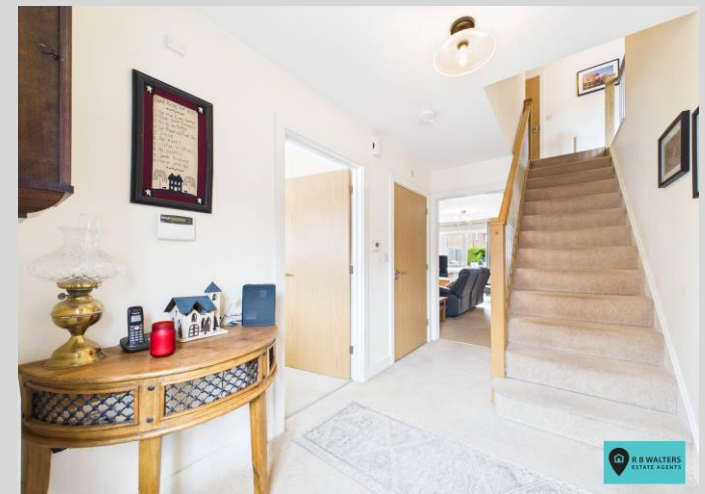
### WC

7' 8" x 4' 7" (2.34m x 1.40m)

### First Floor Landing

### Bedroom

12' 1" x 11' 8" (3.68m x 3.55m)





### Ensuite

6' 6" x 4' 8" (1.98m x 1.42m)

### Bedroom

12' 6" x 9' 4" (3.81m x 2.84m)

### Bedroom

12' 7" x 9' 1" (3.83m x 2.77m)

### Bedroom

11' 11" x 9' 1" (3.63m x 2.77m)

### Bathroom

7' 10" x 7' 6" (2.39m x 2.28m)

### Outside

### Driveway Parking

### Garage

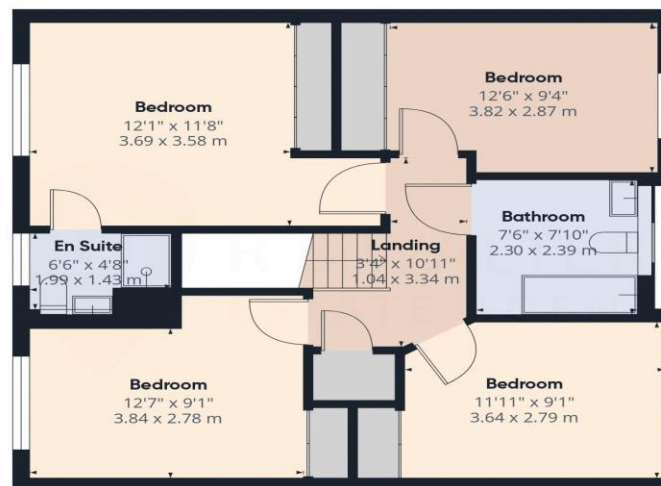
19' 10" x 9' 10" (6.04m x 2.99m)

### Rear Garden





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1638 ft<sup>2</sup>

152.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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