



5 Bampton Castle Way

Kingsway, Gloucester, GL2 2FJ

£385,000



We are delighted to welcome to the open market in 2026 this exceptionally presented and spacious detached family home, ideally located in the ever-popular Kingsway area. Offering an abundance of living space alongside a high-quality finish throughout, this impressive property is perfectly suited for growing families seeking a home they can move straight into.

With generous proportions, stylish interiors, and a layout designed for modern family living, this wonderful home truly needs to be viewed to be fully appreciated.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs to first floor, doors to cloakroom, lounge & kitchen/diner.

Cloakroom

Low level wc & pedestal wash hand basin, radiator, towel rail.

Lounge

Upvc double glazed windows to front & side, Upvc double glazed french doors leading to conservatory. Television point, radiator, power points, gas fire place, coving.

Conservatory

Upvc double glazed french doors to side, Upvc double glazed windows throughout, glass roof, tiled flooring.

Open Plan Kitchen/Diner

Two Upvc double glazed windows to side & one to front, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, built in appliances, cupboard housing combination boiler, radiator, power points, partly tiled walls. Door to:

Utility

Upvc double glazed door to side, base level units with roll edge work tops, sink/drain, power points, partly tiled walls.

First Floor Landing

Access to loft via hatch, doors to all other rooms.

Bedroom 1

Upvc double glazed windows to side, radiator, power points, built in wardrobes, door to:

En-Suite

Upvc frosted double glazed window to rear, shower cubicle,

low level wc & pedestal wash hand basin, partly tiled walls, power points, shaver point, recessed down lights.

Bedroom 2

Upvc double glazed windows to side, radiator, power points, built in wardrobe.

Bedroom 3

Upvc double glazed windows to front, radiator, power points.

Bedroom 4

Upvc double glazed windows to front & side, radiator, power points.

Family Bathroom

Upvc frosted double glazed window to front, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, towel rail, shaver point.

Rear Garden

An enclosed area which is partly paved, with an area laid to lawn, shed, gated side access & door to garage.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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