



**5 Bridge Field Court**  
Stroud Road, Gloucester GL4 0AX



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 5 Bridge Field Court

£565,000

Stroud Road, Gloucester GL4 0AX

**SUBSTANTIAL CHAIN FREE FOUR DOUBLE BEDROOM DETACHED FAMILY HOME built in 2023 with a 24FT KITCHEN/DINER/FAMILY ROOM that has a pair of French doors onto the patio situated within a GATED DEVELOPMENT OF JUST FIVE PROPERTIES.**

Accommodation comprises 20ft hallway, cloakroom, lounge with a bay window, fitted kitchen/diner/family room with an Island unit and built in appliances, bedroom one with built in wardrobes and an en-suite shower room, bedroom two with built in wardrobes, bedroom three with built in wardrobes, bedroom four with built in wardrobes and the family bathroom with a white suite.

Outside at the front/side of the property you have a driveway, a 20ft garage and at the other side a garden that is laid to lawn with a patio.

Additional benefits include LABC 8 years guarantee left, electric vehicle charging point, oak doors, alarm system and high speed Virgin internet.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.



Double glazed front door leads into:

### **ENTRANCE HALLWAY**

**20'10 x 6'7 max (6.35m x 2.01m max)**

Marble floor, double radiator, downlighters, stairs leading off with storage cupboard beneath and suntunnel over.

### **CLOAKROOM**

**6'6 x 3'7 (1.98m x 1.09m)**

White suite comprising pedestal wash hand basin with a mixer tap and tiled splashback, low level w.c., marble floor, single radiator, downlighters, extractor fan, upvc double glazed window to rear elevation.

### **LOUNGE**

**17'9 x 13'9 max (5.41m x 4.19m max)**

Two double radiators, tv point, wall light, downlighters, upvc double glazed bay window to front elevation, upvc double glazed window to side elevation.

### **KITCHEN/DINER/FAMILY ROOM**

**24'3 x 15'6 max (7.39m x 4.72m max)**

A range of base and wall mounted units, oak worktops, Belfast style sink unit with a mixer tap, built in washing machine, tumble dryer, dishwasher and electric double oven, space for an American style fridge/freezer, Island unit housing a five burner gas hob with extractor hood over with drawers and cupboards, cupboard housing the gas fired combination boiler, double designer radiators, marble floor, downlighters, upvc double glazed bay window to front elevation, matching French doors to side elevation onto the patio.

### **STUDY**

**13'10 x 8'1 (4.22m x 2.46m )**

Upvc double glazed window to side elevation.

From the entrance hallway stairs lead to the first floor.

### **LANDING**

Downlighters, access to loft space, single radiator, built in storage cupboard.





### **BEDROOM 1**

**15'3 x 13'2 max (4.65m x 4.01m max)**

Two single wardrobes, double wardrobe, double radiator, downlighters, upvc double glazed window to front elevation overlooking the surrounding area, through to:

### **EN-SUITE SHOWER ROOM**

**8'3 x 5'2 (2.51m x 1.57m)**

Double walk in shower enclosure with a Mira Realm shower, low level w.c., wash hand basin with a mixer tap and cupboard below, partially tiled walls, natural stone slate tiled floor, towel radiator, downlighters, extractor fan, upvc double glazed window to front elevation.

### **BEDROOM 2**

**14' x 11'2 max (4.27m x 3.40m max)**

Double built in wardrobe, double radiator, tv point, downlighters, upvc double glazed window to front elevation.

### **BEDROOM 3**

**15'2 x 10'7 max (4.62m x 3.23m max)**

Double built in wardrobe, tv point, double radiator, downlighters, upvc double glazed window to side elevation overlooking the garden and surrounding area.

### **BEDROOM 4**

**12'5 x 10'5 (3.78m x 3.18m )**

Double wardrobe, tv point, downlighters, double radiator, upvc double glazed window to side elevation.

### **FAMILY BATHROOM**

**8'3 x 6'2 (2.51m x 1.88m)**

White suite comprising panelled bath with a mixer tap and Mira Realm shower over, low level w.c., wash hand basin with a mixer tap and cupboard below, partially tiled walls, natural stone slate tiled floor, towel radiator, downlighters, extractor fan, upvc double glazed window to rear elevation.



## OUTSIDE

To the front there is a garden which is laid to shale with a paved pathway leading to the front door. There is off road parking, an electric vehicle charging point and a:

## DETACHED GARAGE

20'3 x 11'6 (6.17m x 3.51m)

Up and over door to front elevation, power, lighting and storage space over.

The main garden is located to the side of the property and is enclosed on all sides and has a patio, lawn and to the rear there is a gravelled pathway.

## SERVICES

Mains Water, electricity, gas and drainage.

## WATER RATES

Water meter.

## MAINTENANCE CHARGES

£80.00 Per Month for the maintenance of the drive, lights, electric gates and attenuation system installed as part of the planning conditions.

## MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## LOCAL AUTHORITY

Council Tax Band: F  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

## TENURE

Freehold.





## VIEWING

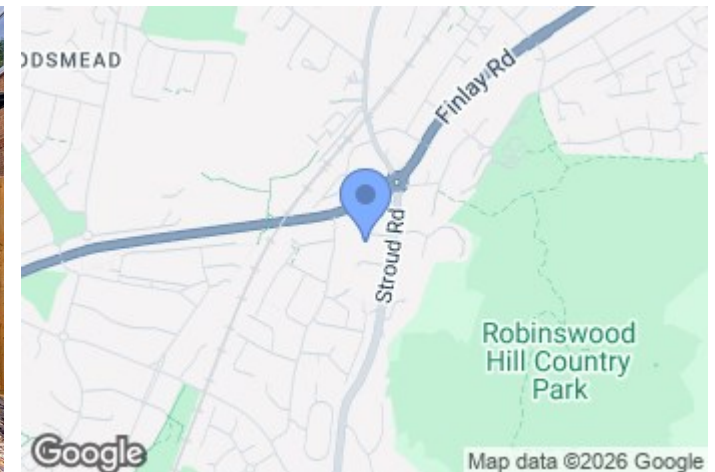
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

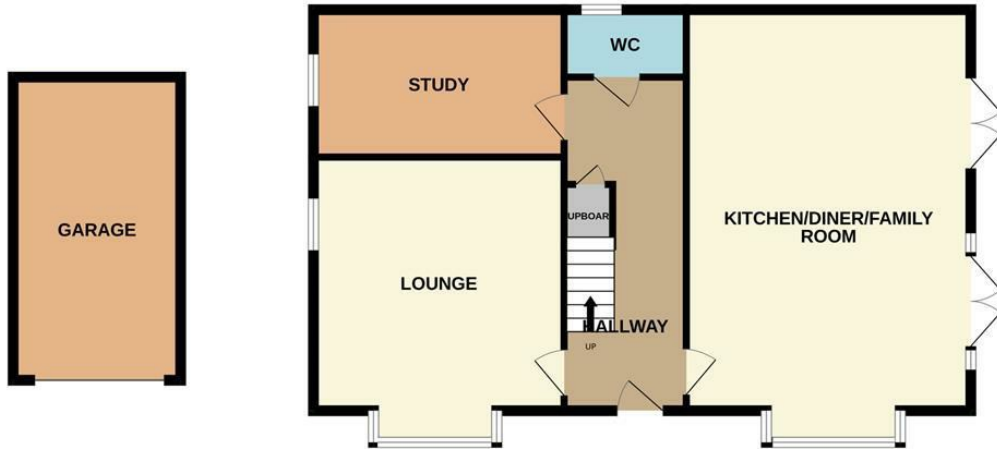
From St Barnabas roundabout proceed up Stroud Road for 200-300 yards turning right into the single track driveway proceed back where the property can be located.

## PROPERTY SURVEYS

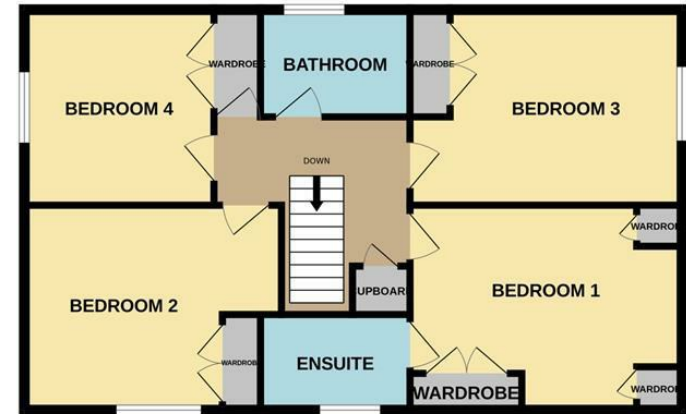
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	85	92	Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (61-81) <b>B</b> (40-60) <b>C</b> (20-40) <b>D</b> (1-20) <b>E</b> (1-20) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales





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