



10 Spinney Road
Barnwood, Gloucester GL4 3YX

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

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Barnwood, Gloucester GL4 3YX

Offers Invited £420,000

A STUNNING THREE BEDROOM DETACHED family home, BEAUTIFULLY PRESENTED THROUGHOUT to create STYLISH and VERSATILE modern living. At the heart of the property is an IMPRESSIVE OPEN PLAN KITCHEN/FAMILY/DINING ROOM extension, providing a wonderful space for everyday family life and entertaining. Further benefits include a CLOAKROOM/UTILITY ROOM, EN SUITE to the master bedroom and a WELL APPOINTED family bathroom. Outside, the property enjoys a SOUTH FACING PRIVATE LANDSCAPED GARDEN, OFF ROAD PARKING for THREE VEHICLES and a useful PARTIAL GARAGE.

Additional benefits include upvc double glazing throughout, gas fired central heating, integral appliances within the kitchen, replacement bathroom and ensuite, Rako lighting system and private and enclosed south facing rear garden.

Barnwood was originally a small village on the Roman road that links Gloucester with Hucclecote, Brockworth and Cirencester. It is situated between Abbeymead and Hucclecote and offers an ideal location for families and working professionals being only 2.5 miles from the historic city centre. There is also a Sainsburys, a post office, a veterinary surgery and Barnwood C of E Primary School. St Lawrence Church is within close proximity alongside Barnwood Park and Arboretum which is a Natural area with formal gardens, walking paths, a pond and farm animals. The arboretum was once home to Barnwood House Hospital which closed in 1968 due to financial difficulty and was eventually demolished in the year 2000. The Friends of Barnwood Arboretum & Park organise events throughout the year to encourage local citizens to use the area in an educational manner.



A composite door with a glazed side panel leads into:

ENTRANCE PORCH

Hanging rail and storage for shoes, a further composite door with glazed panels leads into:

ENTRANCE HALL

Door leading off, stairs leading to the first floor, radiator.

LOUNGE

13'9" x 11'5" (4.20m x 3.50m)

Ornate bay window overlooking the front aspect, modern panelled walls, power points, ornate radiator, light grey laminate floor, black ornate double doors lead into:

KITCHEN/FAMILY/DINING ROOM

22'6" x 20'10" (6.88m x 6.36m)

Wren light grey kitchen comprising a range of base, drawer and wall mounted units, quartz worksurfaces, integral dishwasher, integral wine cooler, integral bin storage, integral Neff slide oven and microwave, Neff five burner induction hob with extractor fan over, space for an American style fridge freezer, Belfast double sink with a mixer tap and boiling tap over, middle Island with further drawers and base units with a breakfast bar area, wall mounted radiator, understairs storage cupboard, upvc double glazed window and bifolding doors overlooking the private and enclosed landscaped rear gardens, door into:

UTILITY AND CLOAKROOM

6'8" x 5'7" (2.05m x 1.72m)

White low level w.c., wall mounted wash hand basin, panelled walls, further base and storage units with quartz worktops the first one housing the Worcester combination boiler and the other has plumbing and space for automatic washing machine, tiled flooring.

From the entrance hall stairs lead to the first floor.





LANDING

Various doors leading off, access into the partially boarded roof space via a pull down ladder, airing cupboard with an immersion tank and shelving.

BEDROOM 1

12'4" x 11'1" (3.78m x 3.40m)

Built in double wardrobe, radiator, upvc double glazed window to front aspect, door gives access into:

EN-SUITE SHOWER ROOM

White suite comprising close coupled w.c., wash hand basin with a vanity unit below and tiled splashback, fully tiled corner shower cubicle, upvc double glazed opaque window to side aspect.

BEDROOM 2

9'1" x 8'0" (2.79m x 2.45m)

Panelled walling, radiator, power points, upvc double glazed window to the rear aspect.

BEDROOM 3

14'9" x 7'10" (4.52m x 2.41m)

Radiator, power points, upvc double glazed windows to front and rear aspects.

MODERN BATHROOM

White suite comprising panelled bath with a shower attachment over, modern ceramic wash hand basin with a vanity unit below, close coupled w.c., wall mounted heated radiator, part tiled walls, inset ceiling spotlights, upvc double glazed opaque window overlooking the rear aspect.

OUTSIDE

To the front of the property is a paved drive providing off road parking for three vehicles and an outdoor electric point.



Gated side access leads to the private landscaped rear garden which is has a large patio area, steps lead up to a lawned area with well stocked borders having bushes, shrubs and trees. There is also a further seating area at the top corner of the garden.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

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

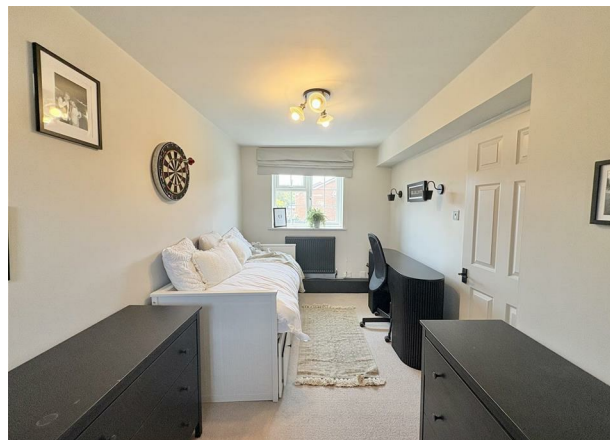
Council Tax Band: D
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

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.



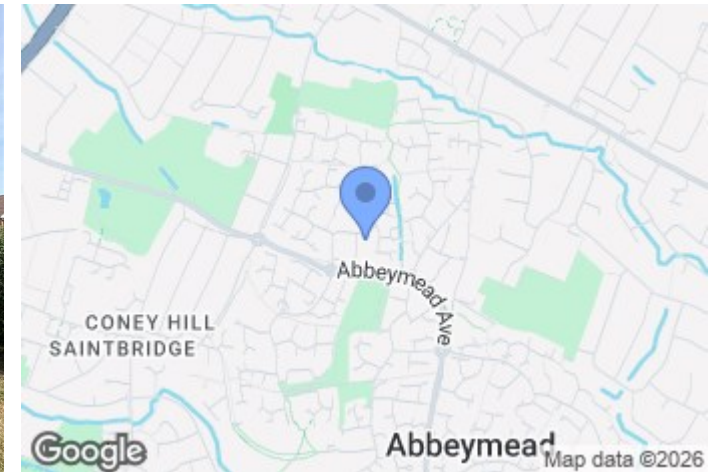


DIRECTIONS

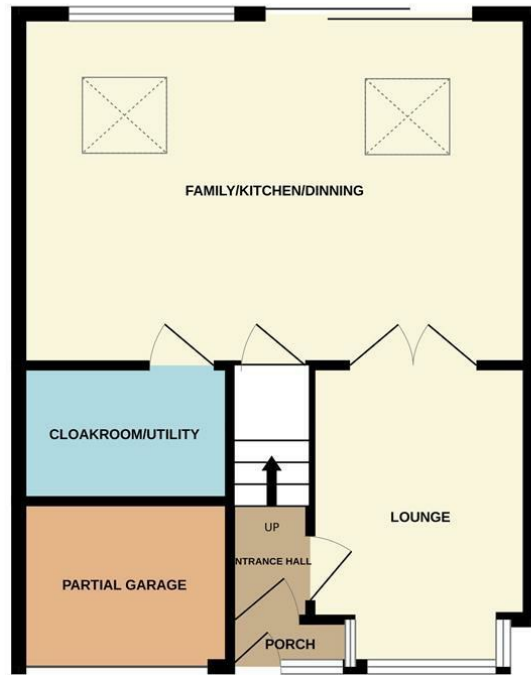
From Abbeymead Avenue take the first turning right into Spinney Road where the property can be found on the righthand side.

PROPERTY SURVEYS

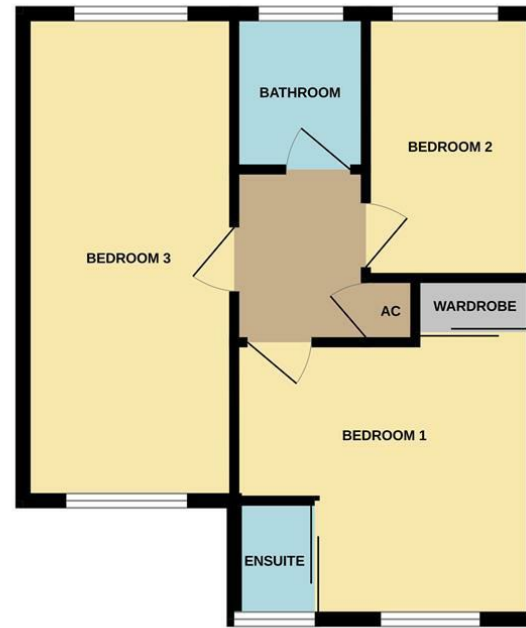
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



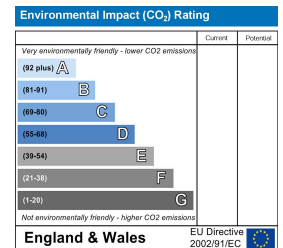
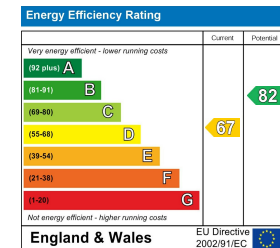
1ST FLOOR



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.





27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | gloucester@stevegooch.co.uk | www.stevegooch.co.uk

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