

Kaskelot Way, Gloucester GL2 5DR

£430,000

naylor powell

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• Four double bedroom detached family home • En-suite shower room & Juliet balcony to the master bedroom • Generous ground floor living accommodation • Private & enclosed rear garden • Detached double garage with driveway • EPC rating of C72 • Gloucester City Council - Tax Band E (£2,869.98 per annum)

£430,000

Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hallway
Spacious entrance hall providing access to all of the ground floor living accommodation whilst benefitting from a built-in storage cupboard located beneath the stairwell.

Lounge
Light and airy dual aspect lounge with window overlooking the front aspect and French doors providing access to the rear garden.

Snug / Playroom
Generous sized room convenient for a snug, playroom or home office. Window overlooks the front aspect whilst opening through to the kitchen. Double doors provide access to the entrance hallway.

Kitchen
The spacious kitchen boasts ample worktop and storage space along with sufficient space for a dining table if required. Integrated appliances include a four ring gas hob and double electric oven alongside plumbing for an automatic washing machine and dishwasher. Window overlooks the rear garden with French doors providing access to the garden itself. Access is also provided to a storage area located to the side of the house.

Downstairs W.C
Modern cloakroom comprising of w.c and wash hand basin.

Landing
Spacious landing area with window overlooking the rear aspect providing an abundance of natural light. Access is provided to all four bedrooms, family bathroom and to the loft above.

Bedroom One
Master suite benefitting from two double built-in wardrobes and Juliet balcony overlooking the rear aspect. Access to the en-suite shower room is provided.

En-Suite
Modern en-suite shower room comprising of walk-in shower cubicle, w.c and wash hand basin with window with frosted glass overlooking the side aspect.

Bedroom Two
Double bedroom with built-in double wardrobe and window overlooking the rear aspect.

Bedroom Three
Double bedroom with window facing to the front aspect and built-in double wardrobe.

Bedroom Four
Double bedroom with window facing to the front aspect.

Bathroom
White suite family bathroom comprising of w.c, wash hand basin and bath with shower attachment from the tap. Window with frosted glass overlooks the front aspect.

Outside
The private rear garden is enclosed by fenced borders. A patio area leads onto a lawned area with an additional sheltered decking area offering convenient outdoor space. Access to the shed to the side of the house is also offered as well as gated rear access leading to the detached double garage and driveway in front. Ample on street parking is also offered to the front of the property if required.

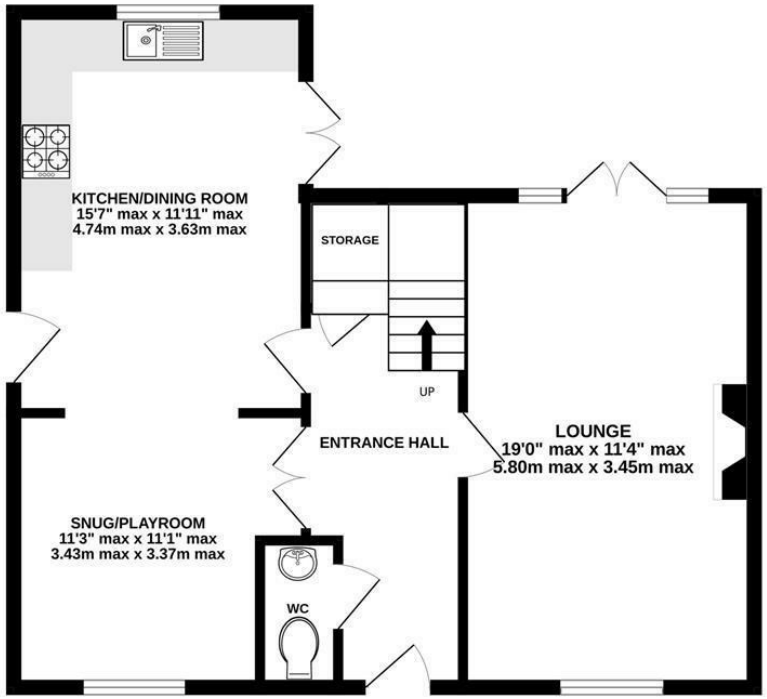
Location
With the local 'outstanding' Ofsted rated primary school, village store and post office alongside bus routes the village of Hempsted should be highly considered by those looking for a desirable family orientated location. Furthermore, Hempsted is highly convenient for easy access onto the M5 motorway and to all amenities on offer within the City centre whilst being enviably close to Gloucester Docks and the Quays Designer Outlet and Leisure Quarter where a variety of restaurants and bars can be found along with a state of the art cinema complex and a 24 hour gym.

Material Information
Tenure: Freehold.
Local Authority and Rates: Gloucester City Council - Tax Band E (£2,869.98 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Basic 6 Mbps, Superfast 49 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.

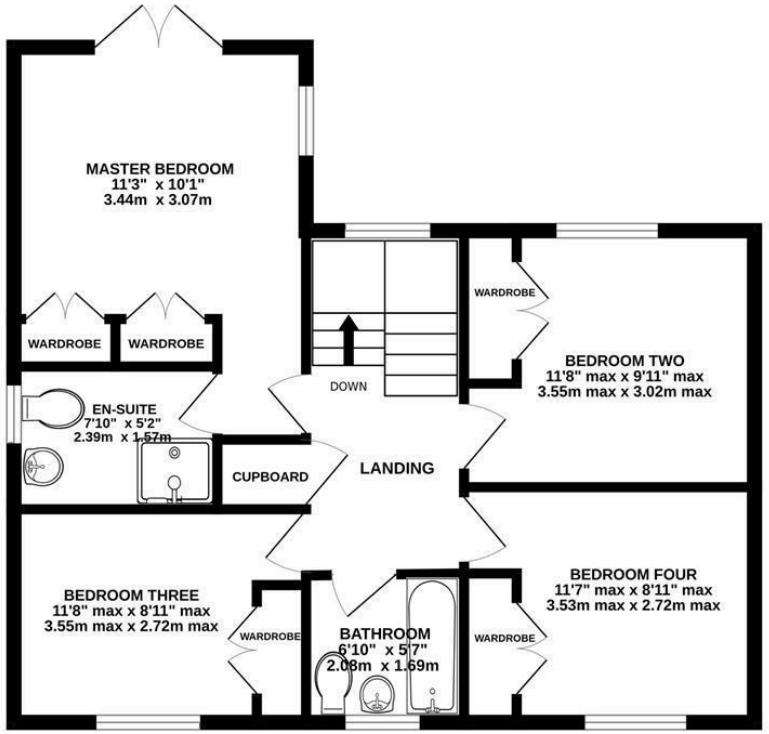




GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



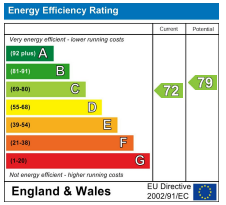
TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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