
FOR SALE
AJ
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OF
GLOUCESTERSHIRE


ESTATE AGENT
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9 CANAL COURT , HEMPSTED ,GLOUCESTER, GL2 5GG

The Property

Step inside this beautifully presented home and you are immediately greeted by a bright and welcoming entrance hall, where attractive tiled flooring creates a lovely first impression. Continuing through to the downstairs cloakroom and fitted breakfast kitchen, the flooring gives the ground floor a pleasing sense of flow and continuity.

The fitted breakfast kitchen and dining area is undoubtedly one of the highlights of the home, offering a wonderfully sociable space for both everyday family life and entertaining. A large window overlooking the front allows plenty of natural light to fill the room, while a comprehensive range of white wall and base units, complemented by contrasting dark work surfaces, provides excellent storage and preparation space. Integrated appliances include a double electric oven, gas hob with extractor, fridge/freezer and dishwasher, with additional space for a washing machine.

A generous breakfast bar offers comfortable seating for three, perfect for morning coffee or informal meals, while the adjoining dining area easily accommodates an eight-seater table with plenty of room to spare. This beautifully proportioned space is ideal for everything from relaxed family suppers to gatherings with friends.

Double doors open into the spacious sitting room, a lovely, comfortable room with generous proportions, easily accommodating larger sofas and additional furniture. French doors open directly onto the landscaped rear garden, drawing in natural light and creating a delightful connection between the living space and outside, particularly during the warmer months.

Stairs rise to the first-floor landing, where there is access to all four bedrooms, the family bathroom and loft, together with a useful airing cupboard housing the hot water tank.

The master bedroom is an especially generous and inviting room, comfortably accommodating a super king-size bed whilst still providing ample space for freestanding wardrobes and additional bedroom furniture. Its spacious en-suite shower room is fitted with a double shower enclosure, wash hand basin and WC.

Bedrooms two and three are both excellent doubles, each offering comfortable accommodation for a king-size bed and additional furniture. Both enjoy an outlook over the rear garden, with bedroom three currently arranged as a home office and dressing room, demonstrating the flexibility of the accommodation.

Bedroom four, positioned to the front of the house, is currently enjoyed as a peaceful additional sitting room. Equally suited to use as a single bedroom, nursery or child's bedroom, it provides valuable versatility for changing family needs. An AI-staged photograph has been included to illustrate how the room could be arranged as a nursery.

Completing the first floor is the beautifully refitted family bathroom, thoughtfully updated in 2024 to create a stylish and contemporary space. Elegant marble-effect wall tiling with warm, subtle veining complements the panelled bath with shower over and glazed screen, while recessed shelving provides a practical finishing touch. A wash hand basin set within a wood-effect vanity unit, mirrored cabinet and WC complete this attractive room.

Throughout, the accommodation has been carefully maintained and thoughtfully updated, creating a home that feels bright, comfortable and exceptionally well presented, with a lovely balance of generous family living spaces and versatile bedrooms.















Outside

To the front, this attractive red-brick detached home enjoys a smart and well-maintained appearance, set within a pleasant cul-de-sac. A private driveway provides off-road parking for two vehicles and leads to the attached single garage, with the added convenience of an electric vehicle charging point.

The landscaped rear garden is a particularly lovely feature of the property, having been thoughtfully redesigned in 2024 to create an inviting outdoor space that is both practical and easy to maintain.

French doors from the sitting room open directly onto a generous paved terrace, creating a wonderful extension of the living accommodation during the warmer months. Perfect for enjoying a morning coffee, relaxed alfresco dining or entertaining family and friends, this is a delightful spot to sit and unwind.

A neatly maintained central lawn provides a lovely sense of openness, with a second paved terrace positioned towards the far end of the garden, offering another attractive seating area where you can make the most of the sunshine throughout the day.

Fully enclosed and enjoying a good degree of privacy, the garden has been beautifully maintained, with smart fencing, thoughtfully arranged seating areas and plenty of space to enjoy without the demands of extensive upkeep. There is also the practical benefit of direct access into the garage and an outside tap.

Altogether, this is a wonderfully spacious and versatile family home, offering generous living accommodation, three excellent double bedrooms, a flexible fourth bedroom and beautifully presented gardens. Thoughtfully updated and lovingly maintained throughout, it provides an exciting opportunity for purchasers seeking a home where they can simply move in, settle down and enjoy everything it has to offer.

AGENTS NOTE: The property benefits from solar panels which are owned outright by the current owners, and there are no estate management or maintenance charges payable.







Useful Information

Tenure: Freehold
Viewing arrangements: Strictly by appointment through AJ Estate Agents
Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.
Local Authorities: GCC. Council Tax Band D and EPC rating C


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Location

Situated in Hempsted, on the southern outskirts of Gloucester, Canal Court enjoys a particularly convenient position for those seeking easy access to the city, excellent road connections and the opportunity to enjoy the surrounding countryside.
The property is located close to the main road network linking Gloucester with the M5 motorway, making it a practical choice for those commuting or regularly travelling further afield. Its position also offers straightforward access towards the Forest of Dean, ideal for enjoying the beautiful countryside, woodland walks and attractions that this part of Gloucestershire has to offer.
One of the real lifestyle benefits of this location is its proximity to the Gloucester & Sharpness Canal. The nearby towpath provides a lovely alternative to travelling by car, with pleasant waterside walks leading towards Gloucester Docks and the Quays, where there is an excellent selection of restaurants, cafés, shops and leisure facilities. Walking in the opposite direction takes you away from the city towards more peaceful stretches of canal and open countryside, perfect for dog walking, cycling or simply enjoying time outdoors.
Hempsted itself is well placed for local amenities, schools and everyday shopping, with Gloucester city centre also within easy reach.

For buyers who appreciate being well connected, Canal Court offers an appealing combination of convenient access to Gloucester, the motorway and the Forest of Dean, alongside the enjoyment of canal-side walks and nearby countryside. Its position makes it particularly suited to those who value both practical transport links and opportunities to explore the area on foot.

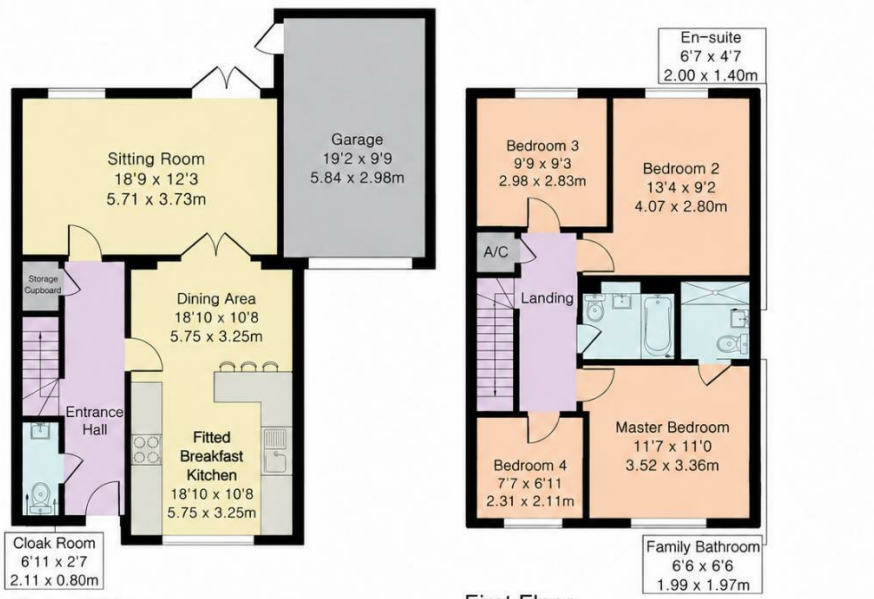


Directions

From junction 12 off the M 5 take the exit towards Gloucester (A38), at the first roundabout take second exit onto the dual carriageway (A38) , continue over the next roundabout and through next two sets of traffic lights. (the second set will have KFC on the left and Pets at Home in the right) , continue along the A38 towards Hempsted.At the second set of traffic lights turn right onto Quayside Way and follow the road all the way along keeping parellel with the canal. There is a T junction which is Canal Court, turn right and the property is on the righh hand side as denoted by our for sale board ///icons.stop.drank

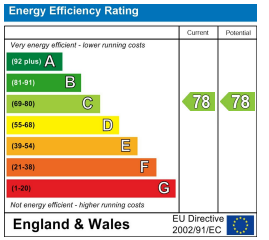


Approximate Gross Internal Area 1182 sq ft - 110 sq m
(Excluding Garage)
Ground Floor Area 591 sq ft – 55 sq m
First Floor Area 591 sq ft – 55 sq m
Garage Area188 sq ft – 17 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representiinal purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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