



96 Naas Lane
Quedgeley, Gloucester GL2 2SA



STEVE GOOCH
ESTATE AGENTS | EST 1985

96 Naas Lane

£535,000

Quedgeley, Gloucester GL2 2SA

STUNNING FOUR DOUBLE BEDROOM LINK DETACHED FAMILY HOME with TWO EN-SUITE SHOWER ROOMS, an 18FT FITTED KITCHEN/DINER with BIFOLD DOORS onto the patio, a 19FT LOUNGE with FRENCH DOORS and a LEVEL LANDSCAPED REAR GARDEN situated at the end of a private drive.

Accommodation comprises 13ft hallway, cloakroom, lounge with an engineered oak floor, kitchen/diner with built in appliances, utility room, bedroom four, landing, bedroom one with its en-suite shower room and 13ft dressing room, bedroom two with its en-suite shower room, bedroom three with a fitted wardrobe and the family bathroom with a white suite.

Outside of the property you have block paved driveways leading to the single garage and a lovely landscaped level rear garden with a large paved patio and lawn with borders.

Located within easy reach of the M5 Junction 12, the suburban town of Quedgeley is situated approximately 3 miles from the centre of Gloucester and just a short drive from Gloucester railway station, where there are regular services to London, Bristol, Birmingham and Cardiff.

The Orchard Centre at Olympus Park is situated just off the main Bristol Road running through Quedgeley and offers a range of independent shops including The Orchard Deli, a hairdressers and a coffee house. There is a large Tesco store, Post Office and Library at The Severn Vale Shopping Centre is home to many High Street brands including Boots, Matalan and Home Bargains. There are several good schools in Quedgeley to choose from, including four primary and one secondary school.



Double glazed front door leads into:

ENTRANCE HALLWAY

13'9 x 11'8 max (4.19m x 3.56m max)

High Gloss tiled floor, stairs leading off.

CLOAKROOM

Low level w.c., pedestal wash hand basin with a mixer tap and tiled splashback, High Gloss tiled floor, extractor fan.

LOUNGE

19'8 x 13'3 (5.99m x 4.04m)

Engineered oak floor, tv point, underfloor heating, upvc double glazed window to front elevation overlooking the surrounding area, upvc double glazed French doors onto the patio.

KITCHEN/DINER

18'8 x 13'7 max (5.69m x 4.14m max)

Base and wall mounted units, granite worktops, one and a half bowl stainless steel sink unit with a mixer tap, built in fridge/freezer, oven, microwave combination, dishwasher, induction hob and extractor hood, High Gloss tiled floor, space for a table and chairs and a sofa, tv point, downlighters, bifold doors onto the patio.

UTILITY ROOM

9' x 5'3 (2.74m x 1.60m)

Base unit, granite worktop and splashback, single bowl sink unit with a mixer tap, plumbing for automatic washing machine, High Gloss tiled floor, extractor fan, cupboard housing the wall mounted gas fired combination boiler and hot water system, upvc double glazed window to side elevation.

BEDROOM 4

15'2 x 12'2 (4.62m x 3.71m)

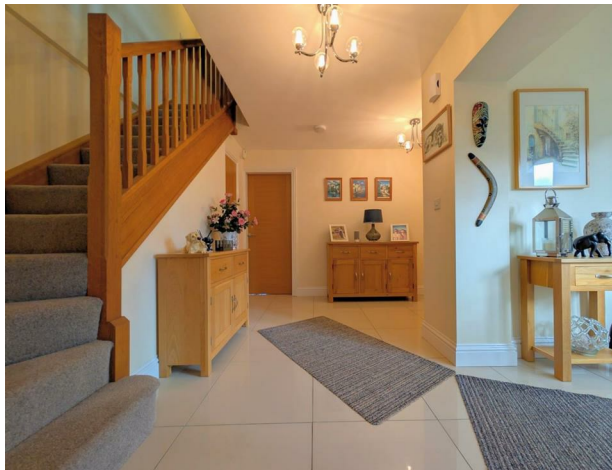
Engineered oak flooring, upvc double glazed window to side elevation.

From the entrance hallway stairs lead to the first floor floor.

LANDING

Single radiator.





BEDROOM 1

19'8 x 13'3 (5.99m x 4.04m)

Double radiator, tv point, telephone point, downlighters, roof light, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area, step down to the:

DRESSING ROOM

13'7 x 7'7 max (4.14m x 2.31m max)

Hanging space, shelving, chest of drawers, single radiators, downlighters.

EN-SUITE SHOWER ROOM

8' x 6'5 (2.44m x 1.96m)

Corner shower enclosure and unit, wash hand basin with a mixer tap, worksurface and cupboards below, low level w.c., chrome heated towel rail, extractor fan, downlighters, roof light.



BEDROOM 2

15'2 x 14'9 max (4.62m x 4.50m max)

Double radiator, tv point, roof light, upvc double glazed window to side elevation, through to:

EN-SUITE SHOWER ROOM

8'4 x 5'4 (2.54m x 1.63m)

Corner shower enclosure and unit, pedestal wash hand basin with a mixer tap, laminated worksurface and cupboard below, low level w.c., chrome heated towel rail, High Gloss tiled floor, downlighters, extractor fan.

BEDROOM 3

13'6 x 10'3 (4.11m x 3.12m)

Built in wardrobe with hanging space and shelving, double radiator, downlighters, access to loft space, roof light.

FAMILY BATHROOM

7'9 x 6'6 (2.36m x 1.98m)

White suite comprising panelled bath with a mixer tap and shower unit over, wash hand basin with a mixer tap, laminated worksurface and cupboards below, low level w.c., chrome heated towel rail, High Gloss tiled floor, extractor fan, downlighters.

OUTSIDE

To the front there is a private shared road that leads to a block paved driveway. The front garden is laid to shale with a pathway leading to the front door.

SINGLE GARAGE

16'6 x 8' (5.03m x 2.44m)

Up and over door to front elevation, power, lighting and upvc double glazed door to rear elevation.

To the rear there is a level landscaped garden measuring approaching 50ft in length with a substantial paved patio that leads onto the rest of the garden which is laid to lawn with raised borders, plants, bushes and a summerhouse all enclosed by panelled fencing.

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

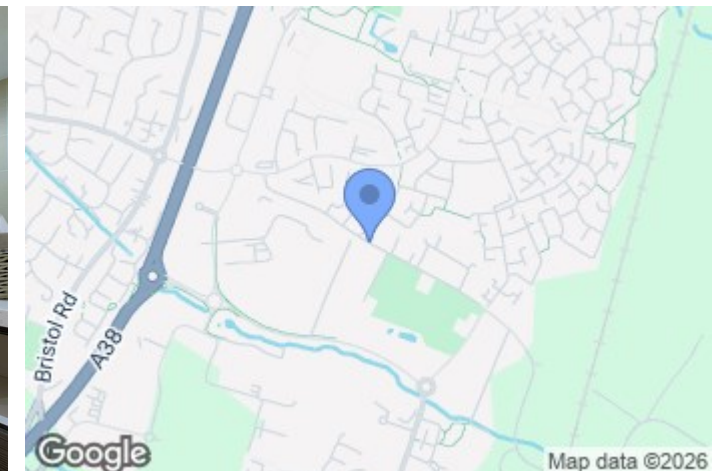
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Bristol Road turn left where signposted into Naas Lane and proceed along here bearing right 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



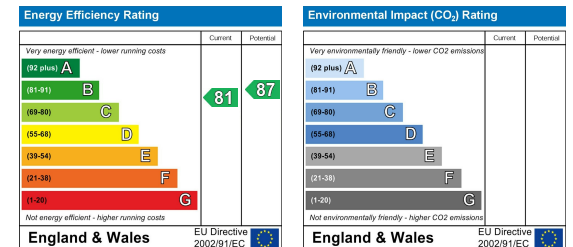
1ST FLOOR



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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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.





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