



**4 Saintbridge Road, Gloucester, GL2 9FN**

**Offers Over £400,000**

Offered to the market chain free, this beautifully presented four-bedroom detached family home is situated within a modern and highly sought-after development, surrounded by attractive open green spaces and enjoying a peaceful residential setting.

Finished to an excellent decorative standard throughout, the property offers spacious and versatile accommodation ideal for modern family living. At the heart of the home is a stunning open-plan kitchen/dining room, featuring a bay window that floods the space with natural light and French doors opening directly onto the rear garden, creating the perfect environment for both everyday living and entertaining.

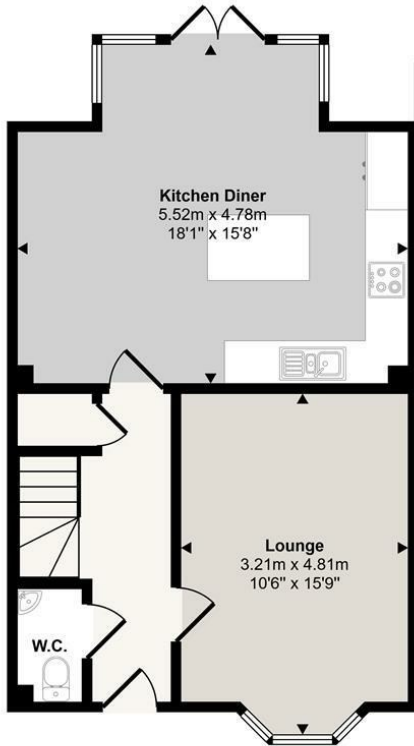
The property boasts four well-proportioned bedrooms, including an impressive principal suite occupying the entire top floor. This luxurious retreat benefits from a generous dressing area and a stylish en-suite shower room, providing a private sanctuary away from the main living accommodation.

Further benefits include a spacious living room, a contemporary family bathroom, and well-maintained gardens. The property is ideally located within easy reach of local amenities, schools, transport links and attractive open green spaces.

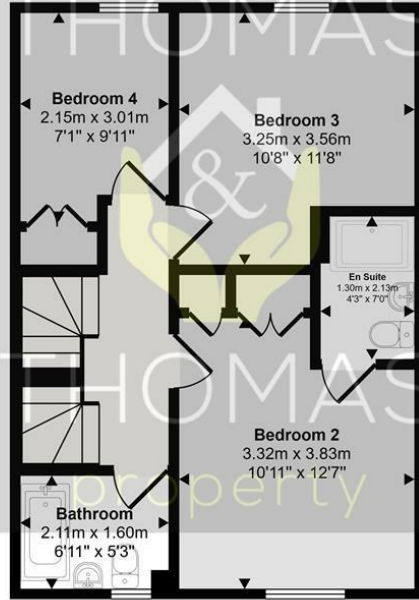
Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this exceptional family home has to offer.

- Four bedrooms
- Three storey accommodation
  - Modern
- Driveway parking
  - Garage
- Chain free

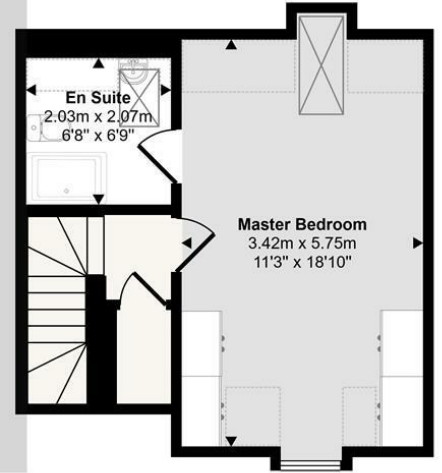
Approx Gross Internal Area  
126 sq m / 1360 sq ft



Ground Floor  
Approx 49 sq m / 529 sq ft



First Floor  
Approx 46 sq m / 493 sq ft



Second Floor  
Approx 31 sq m / 338 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 79      | 88        |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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