



## 1 Dadford Close, Gloucester, GL2 4BP

Offers Over £500,000

An exceptional four-bedroom detached family home, situated within the highly sought-after Sellars Bridge development and tucked away in a private cul-de-sac of just five executive detached residences. Built by Redrow as part of their prestigious Heritage Collection, this beautifully presented home combines traditional character with contemporary family living, benefitting from high ceilings, quality finishes and high-specification appliances throughout.

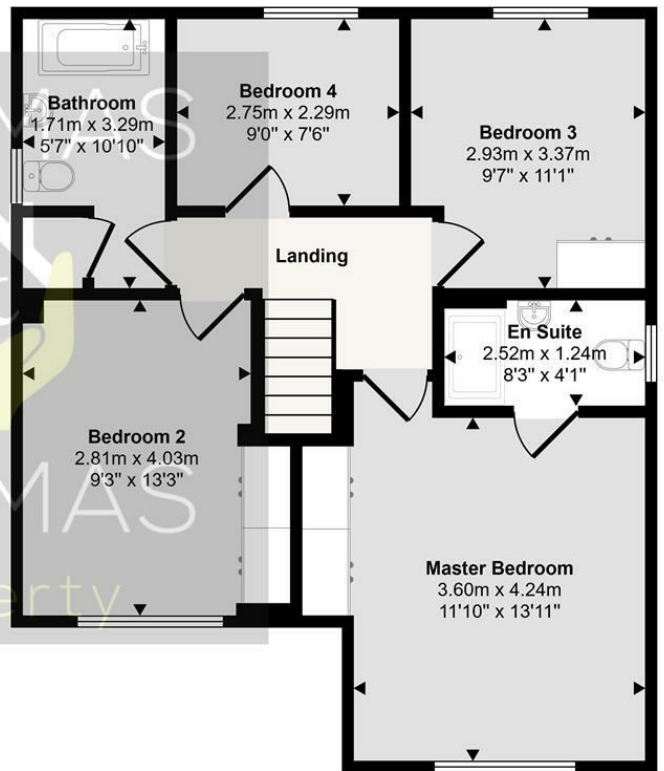
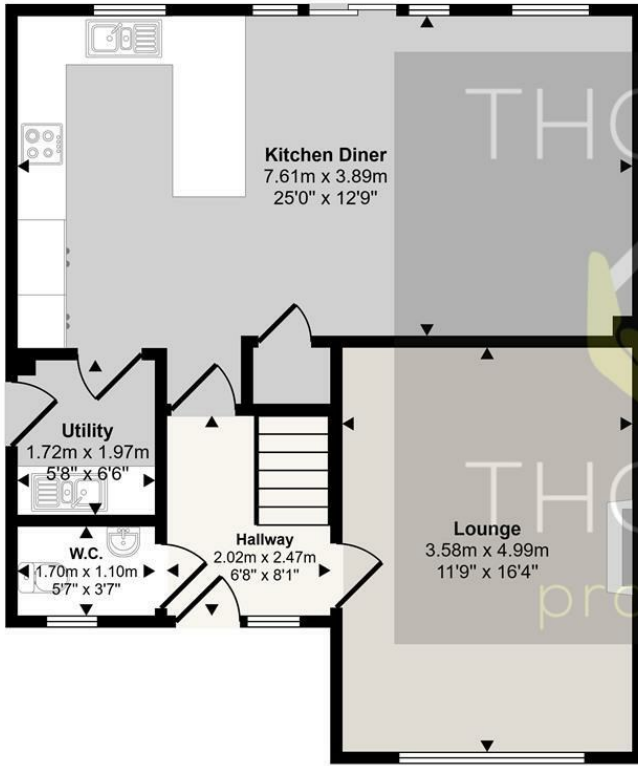
The heart of the home is the stunning open-plan kitchen and dining area, thoughtfully designed for modern living and entertaining, with doors opening seamlessly onto the landscaped rear garden. Outside, the garden has been finished to a superb standard with premium porcelain patio areas, creating the perfect space for outdoor dining and relaxation.

Further benefits include a driveway with electric vehicle charging point and a detached garage, offering excellent practicality for family life.

Ideally positioned within walking distance of both Hardwicke Academy and Severn Vale School, the property is perfectly suited for growing families seeking a premium home in a convenient and desirable location. The property also enjoys an enviable position adjacent to the Sharpness Canal, providing picturesque waterside walks and easy access to beautiful surrounding countryside.

- Four bedrooms
- Superb detached family home
- Detached garage
  - Ev charger
  - Redrow build
- Sought after development

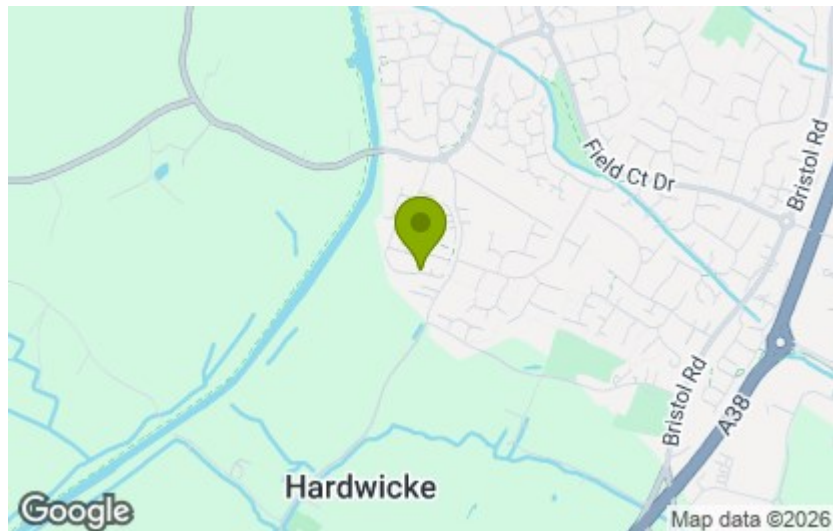
Approx Gross Internal Area  
126 sq m / 1356 sq ft



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		80	83
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	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.