



**1 Pine Tree Drive, Barnwood GL4 3LJ**  
**£440,000**



# 1 Pine Tree Drive, Barnwood GL4 3LJ

• Chain free • Cul-de-sac location • Garage and off road parking for several cars • versatile living accommodation throughout • Four double bedrooms • Private rear garden • Sought after location • Garage • EPC rating C71 • Gloucester City Council - Tax Band D - £2,238.77 (2025/2026)

**£440,000**



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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**www.naylorpowell.com**

## Porch

Door to front of the property, door to;

## Entrance Hall

Doors to all downstairs accommodations, stairs to the first floor, understairs cupboard housing safe, radiator, door to;

## WC

Double-glazed obscure window to side elevation, WC, handwash basin, radiator.

## Kitchen

Double-glazed window to rear elevation, matching wall and base units with worktops over, four-ring electric hob, stainless steel one-bowl sink with drainer unit, integrated oven, and door to rear garden.

## Living Room

Double-glazed window to front elevation, radiators, fireplace.

## Dining Room

Double-glazed window to rear elevation, double-glazed sliding door to rear garden, radiator.

## On the first floor

## Landing

Doors to all upstairs accommodation.

## Bedroom One

Double-glazed window to front elevation, radiator, built-in wardrobe.

## Bedroom Two

Double-glazed window to front elevation, radiator.

## Bedroom Three

Double-glazed window to rear elevation, radiator.

## Bedroom Four

Double-glazed window to rear elevation, radiator.

## Bathroom

Double-glazed obscure window to side elevation, WC, handwash basin, shower cubicle, bath.

## Garage

Up and over garage door, power, and light.

## Outside

To the front of the property is a large paved driveway for multiple cars and a side access to the rear garden. To the rear of the property is a patio and lawn area, storage sheds, and a range of mature trees and shrubs.

## Location

Located within the south east of the historic Gloucester City Centre, Pine Tree Drive is located in the popular area of Barnwood. With various local amenities to include the 'Good' Ofsted rated local Dinglewell primary school as well as access to a number of secondary and grammar schooling being located within the City. A short distance from access to the M5 provides ideal links to Cheltenham, Cirencester and Bristol whilst a direct line to London Paddington can be located at Gloucester Station. Whilst the immediate locality offers various walks and open spaces within arguably one of Gloucester most desirable established residential areas.

## Material Information

Tenure: Freehold.

Council Tax band: Tax band D

Local authority and rates: Gloucester City Council - £2,238.77 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

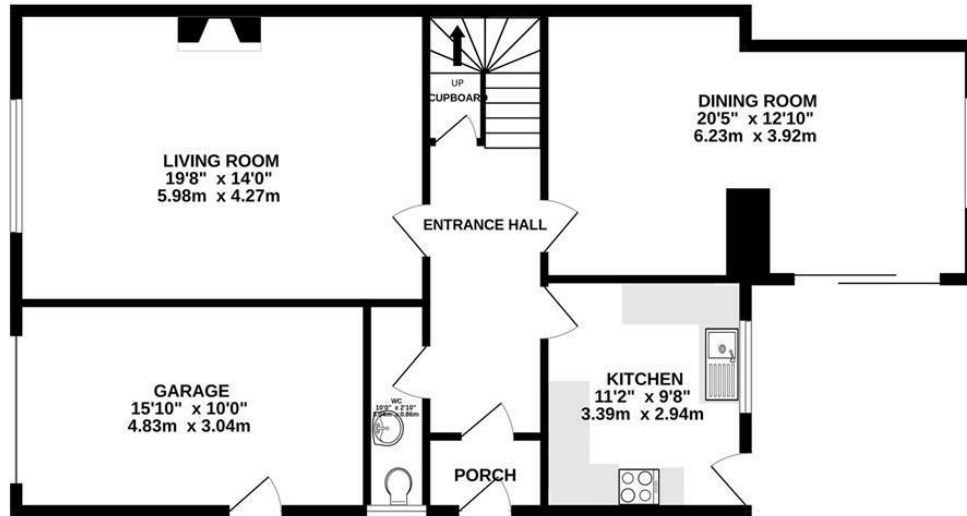
Heating: Gas Central heating.

Broadband speed: Standard 17Mbps, Superfast 80Mbps, Ultrafast 1000Mbps

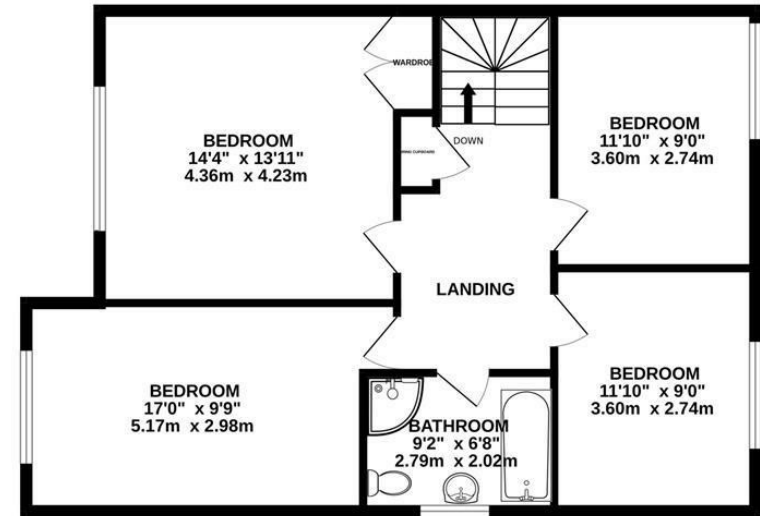
Mobile phone coverage: Vodafone(Likely), O2(Likely), EE(Likely) and Three(Likely).



**GROUND FLOOR**  
943 sq.ft. (87.6 sq.m.) approx.



**1ST FLOOR**  
789 sq.ft. (73.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1732 sq.ft. (160.9 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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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.

