



6 Spire Way, Barnwood GL4 3EN
£465,000



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• No onward chain • Four bedroom detached family home • Situated in the popular suburb of Barnwood • Backs onto Barnwood Arboretum • Private and enclosed rear garden • Potential to improve and extend (subject to planning) • Ample off road parking and double garage • Great transport links between Gloucester & Cheltenham • EPC • Tax Band E - Gloucester City Council - £2,869.98 per annum (2026/27)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£465,000

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Accommodation

Entering the property, there is a generously sized entrance hall which offers space for coats, shoes, and such like and provides access to the living room, kitchen, WC with wash hand basin, and stairs to the first floor. The living room is a great size with a feature bay-style window providing ample natural light. From here, there is a door which leads to the dining room with sliding doors to the outside patio area. The kitchen is a great size and benefits from ample storage in a range of floor and eye level units accompanied by an integrated double electric oven and four ring gas hob with extractor over. Further space for a fridge freezer. Leading through, the utility room provides additional storage alongside plumbing for a washing machine.

Taking the stairs the first floor benefits from four bedrooms with the master bedroom benefitting from both a bay style window and an en-suite shower room. The other three rooms are also great sizes, with the second and third bedrooms located to the rear of the property and overlooking the back garden. Completing the property is the family bathroom with WC, wash hand basin and bath with shower over.

Double Garage

Double garage with up-and-over door to the front providing vehicular access. Internal door to the rear leading to the utility room. Power and lighting.

Outside

To the front of the property, there is a well-maintained lawn and a spacious driveway providing off-road parking for multiple vehicles. Accessed via a side gate, the rear garden is

generously sized and features a combination of lawn and patio areas. The garden is enhanced by a variety of mature shrubs and flowers and enjoys a desirable position backing directly onto Barnwood Arboretum.

Location

Located within the south east of the historic Gloucester City Centre, Spire Way 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 E

Local authority and rates: Gloucester City Council - £2,869.98 per annum (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

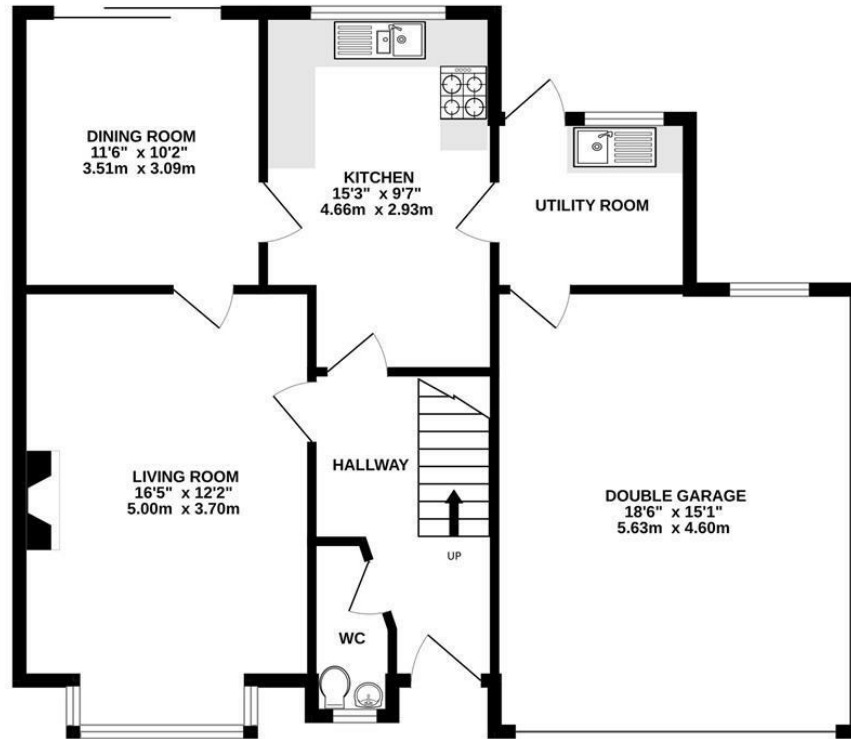
Heating: Gas Central heating.

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

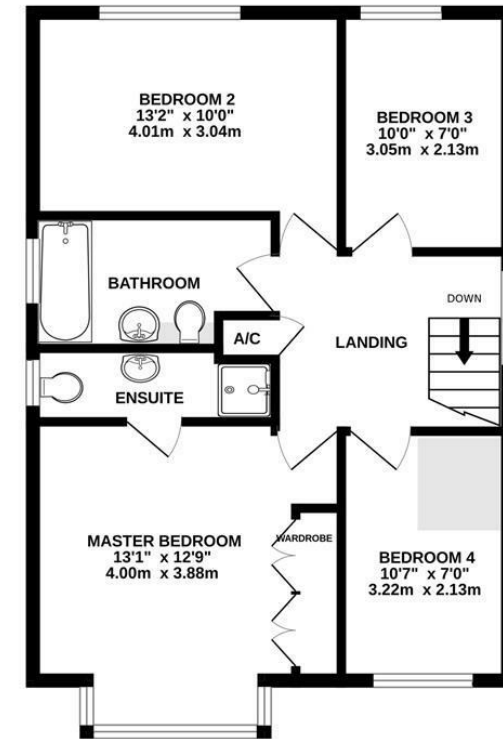
Mobile phone coverage: Vodafone(Likely), O2(Likely), EE(Likely) and Three(Likely).



GROUND FLOOR
904 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1471 sq.ft. (136.7 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 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		
EU Directive 2002/91/EC		



