



9 Greenways, Barnwood GL4 3SA
£525,000



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• Four bedroom executive style detached family home • Ample off road parking and detached double garage • Generously sized and private rear garden • Versatile living accommodation throughout • En-suite shower rooms to master and guest bedrooms • Two reception rooms • Built by Charles Church and in a sought after location • Convenient to good transport links by bus and easy access to M5 motorway • Gloucester City Council - Tax Band E (£2,736.28 per annum 2025/2026) • EPC Rating C75



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£525,000

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Entrance Hall

Stepping into the property, you are greeted by a generously sized entrance hall which in turn provides access to the ground floor accommodation. With laminate flooring, a radiator and an understairs cupboard.

Living Room

The living room is a generous size and benefits from ample natural light from the bay window to the front aspect and French doors to the rear opening to the patio area. Further benefits include a feature limestone fireplace with inset electric fire and two radiators.

Kitchen/Dining Room

Equally a great size, the kitchen/dining room is a sociable space with French doors opening to the outside patio area and a window to the side aspect. The kitchen benefits from ample storage in a

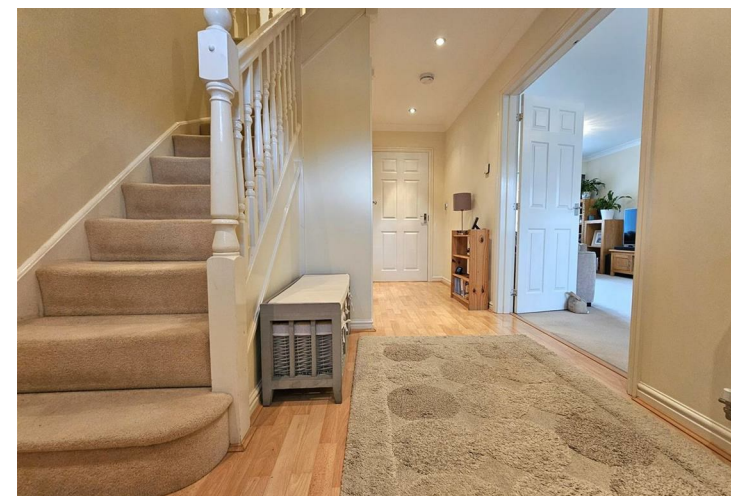
range of floor- and eye-level units accompanied by a one-and-a-half-bowl stainless steel sink, integrated Neff appliances, including a fridge/freezer, dishwasher, oven, hob and extractor. Further benefits include ceramic tile flooring, two radiators and ceiling spotlights.

Utility Room

Additional storage alongside space for tumble dryer and plumbing for washing machine. Door to the garden, wall-mounted gas boiler and one-bowl stainless steel sink.

Study/Snug

Versatile reception room. Currently utilised as a snug, this room lends itself well to being a study, play room, dining room or such like. Bay window to front aspect and radiator.



WC

WC, wash hand basin, radiator, obscure window to rear aspect.

Landing

Spacious landing which provides access to four double bedrooms and a family bathroom. There is also access to the loft via a hatch.

Master Suite

Deceptively spacious, the master bedroom is a great size and offers a window to the side aspect and radiator. The bedroom benefits from a walk-in wardrobe which provides ample storage. There is also an en-suite shower room comprising a WC, wash hand basin, heated towel rail, obscure window to side aspect and shower enclosure with tiled surround.

Guest Bedroom

Double bedroom with radiator, window to front aspect, built-in triple wardrobe and door to:

En-suite

Comprising a WC, wash hand basin, heated towel rail, obscure window to front aspect and shower enclosure with tiled surround.

Third Bedroom

Double bedroom with radiator, window

to front aspect and built-in double wardrobe.

Fourth Bedroom

Double bedroom with radiator, window to rear aspect and built-in triple wardrobe.

Family Bathroom

A large bathroom with panelled bath, heated towel rail, WC, wash hand basin, obscure window to rear aspect and shower enclosure with tiled surround.

Outside

To the front, the property benefits from a driveway providing parking for multiple vehicles alongside a small lawned area with shrub borders and a path leading to the front door. Accessed via the side gate, the rear garden is deceptively spacious and benefits from being a combination of lawned and patio areas ideal for alfresco dining in the summer months with the added benefit of outside lighting and an outside tap.

Double Garage

18'0" x 17'1" (5.50 x 5.23)

Two up-and-over doors to the front aspect, eaves storage, power and light.

Location

Located in the popular suburb of Barnwood. Various local amenities to



include the local Barnwood primary school as well as access to several secondary and grammar schools being located within the City. A short distance from access to the M5 provides good transport links.

Material Information

Tenure: Freehold.

Council Tax band: Tax band E

Local authority and rates: Gloucester City

Council - (£2,736.28 per annum 2025/2026)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central heating.

Electric car charging point

Broadband speed: Standard 16 Mbps,

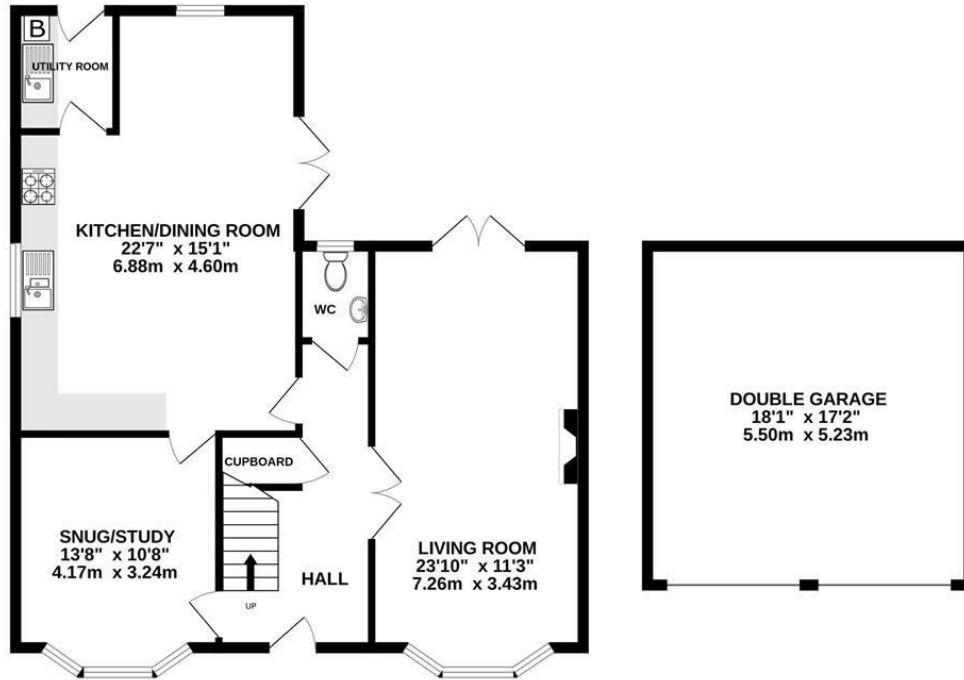
Superfast 66 Mbps.

Mobile phone coverage: EE, Three, 02 and

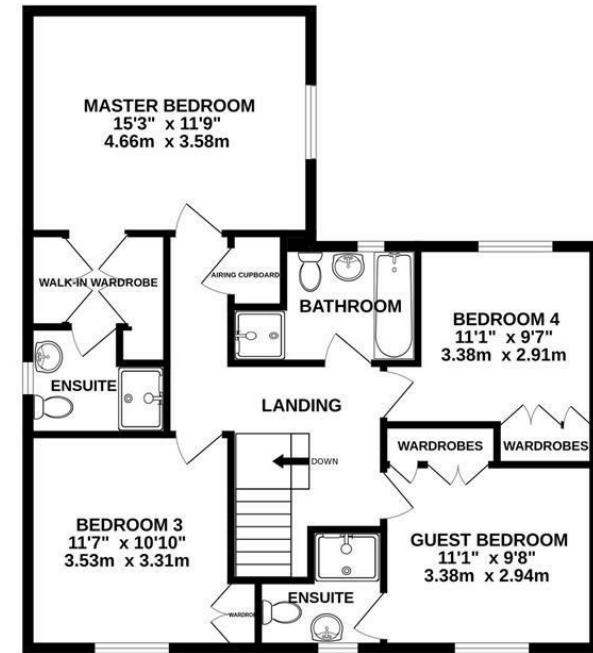
Vodafone



GROUND FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



1ST FLOOR
837 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 1996 sq.ft. (185.4 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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