



49A Upton Close, Barnwood GL4 3EX
£690,000



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- Five bedroom detached family home
- Beautifully presented throughout
- Sought after location
- Recently renovated
- Ample off road parking
- Integral garage
- Easy access to Gloucester and Cheltenham
- Versatile living accommodation
- Tax Band F - Gloucester City Council - £3,391.80 per annum (2026/27)
- EPC D60

£690,000

Accommodation

Stepping into the property, the porch provides a practical space for coats, shoes, and everyday storage. Leading through, the welcoming hallway serves as the central hub of the ground floor, offering access to the living room, utility room, stairs to the first floor, kitchen and cloakroom with WC and wash hand basin.

The living room is generously proportioned, benefiting from a window to the front aspect and a feature open fireplace with an attractive stone surround. French doors lead through to the dining area, creating a versatile and sociable space, which in turn offers French doors opening out onto the patio. The kitchen is particularly impressive, fitted with a range of shaker style wall and base units providing ample storage, alongside integrated appliances including a

dishwasher, double electric oven, and a four-ring gas hob with extractor over. A central island enhances both workspace and functionality, doubling as a breakfast bar.

Completing the ground floor, the useful utility room provides additional storage along with plumbing for a washing machine and tumble dryer and benefits from a side door offering convenient access to the outside.

Taking the stairs to the first floor, the property continues to impress with spacious accommodation, offering five well proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite shower room.

Completing the accommodation, the family bathroom has been recently installed and features a contemporary suite comprising a WC, handwash basin, bath, and separate shower enclosure.



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Garage

Up and over garage door providing vehicular access. A rear door leads directly into the utility room. The garage is equipped with power and lighting.

Outside

To the front of the property, a generous pebbled driveway provides off road parking for multiple vehicles and is accessed via wooden gates, offering an added sense of privacy.

The rear garden, which can be accessed via a side gate, is well proportioned and thoughtfully arranged, featuring a combination of lawn and patio areas ideal for both outdoor entertaining and family use.

Location

Located within the south east of the historic Gloucester City Centre, Upton Close 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 M 5 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: F

Local authority and rates: Gloucester City Council - £3,391.80 per annum (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating.

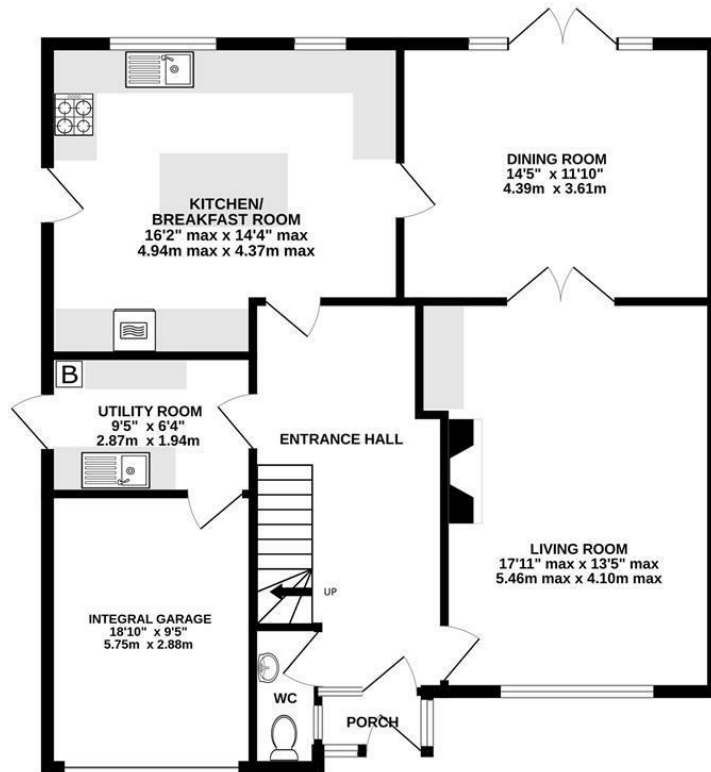
Broadband speed: Standard 17 Mbps, Superfast 71 Mbps and Ultrafast 1800 Mbps

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

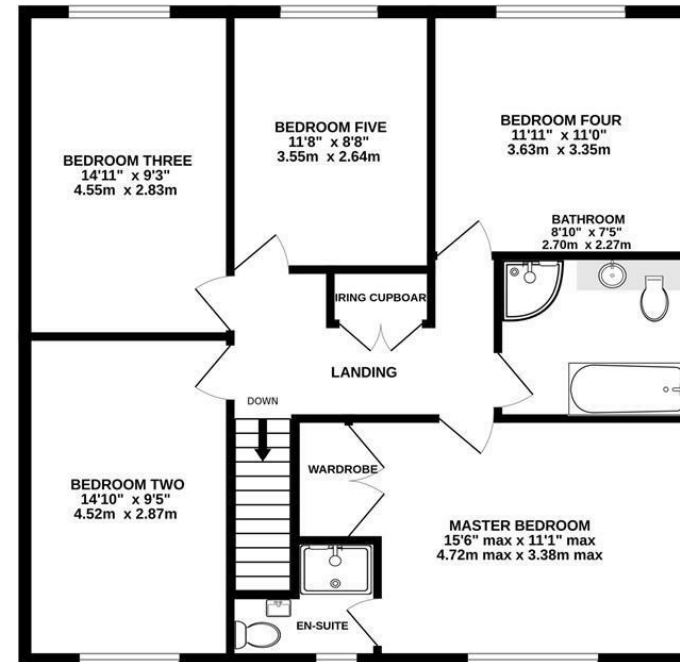




GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR
910 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA : 1870 sq.ft. (173.7 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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