



**Greenways, Barnwood GL4 3SA**  
**Offers Over £500,000**





# Greenways, Barnwood GL4 3SA



• Well presented family home located close to local amenities • Four double bedrooms and a generous sized fifth bedroom • Versatile accommodation arranged over three floors • Two bedrooms with en-suites • Utility room • Good sized rear garden, double garage and off road parking • Gas central heating and double glazing • 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 C79

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

## Offers Over £500,000

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### Entrance Hall

Doors to all living rooms, understairs cupboard, wooden flooring, radiator, window to the front elevation.

### WC

Double glazed obscure window to front elevation, WC, wash hand basin with mixer tap, radiator, wooden flooring.

### Kitchen/Dining Room

Double glazed windows to both the front and rear elevation, a range of matching wall and base units with laminate work surface over and matching upstands, inset 1 1/2 bowl stainless steel sink, integrated gas hob with extractor over, double oven, dishwasher, fridge freezer and space for freestanding fridge/freezer, two radiators, tiled flooring, door to;

### Utility Room

Door to rear elevation leading out into the garden, a range of matching wall and base units with laminate work surface over, inset one bowl stainless steel sink with mixer taps and drainer unit, space and plumbing for a washing machine and tumble dryer, wall mounted gas boiler, tiled flooring.

### Living Room

Double glazed window to front elevation and double glazed French doors to the rear elevation leading out into the garden, two radiators.

### First Floor Landing

Radiator, inset ceiling spot lights, stairs to the second floor.

### Bedroom One

Two double glazed windows to front elevation, radiator, two sets of fitted wardrobes, door to;

### En-suite

Double glazed obscure window to rear elevation, shower cubicle, bath with shower attachment, WC, wash hand basin, tiled splash backs and flooring, heated towel rail, extractor fan.

### Bedroom Two

Double glazed window to rear elevation, radiator, door to;

### En-suite

Double glazed obscure window to rear elevation, shower cubical, WC, wash hand basin with mixer tap, tiled splash backs, tiled flooring, heated towel rail, extractor fan, inset ceiling spot lights.

### Bedroom Five

Double glazed window to front elevation, radiator.

### Second Floor Landing

Radiator, inset ceiling spot lights.

### Bedroom Three

Double glazed dormer window to front elevation and two further double glazed windows to the side elevations, radiator.

### Bedroom Four

Double glazed dormer window to front elevation, radiator, airing cupboard, access to loft via hatch.

### Bathroom

Skylight window, bath with shower over, wash hand basin with mixer tap, WC, heated towel rail, vinyl flooring, extractor fan, inset ceiling spot lights.

### Outside

Lawned area to the front with a path leading to the front door. To the side of the property, there is a driveway in front of the garage. There is gated side access which leads to the rear garden which is fully enclosed by wooden fencing. The garden offers two seating areas, with the rest of the garden currently laid to lawn with mature shrub borders. Outside light.

### Double Garage

18'1" x 17'0" (5.52 x 5.20)

Two up and over doors to the front elevation and single door to the side elevation leading out into the garden, power and lighting, boarded loft space.

### Location

Located in the popular suburb of Barnwood. Various local amenities to include the 'Good' Ofsted-rated local Hillview primary education as well as access to several secondary and grammar schooling being located within the City. A short distance from access to the M5 provides good transport links.

### Material Information

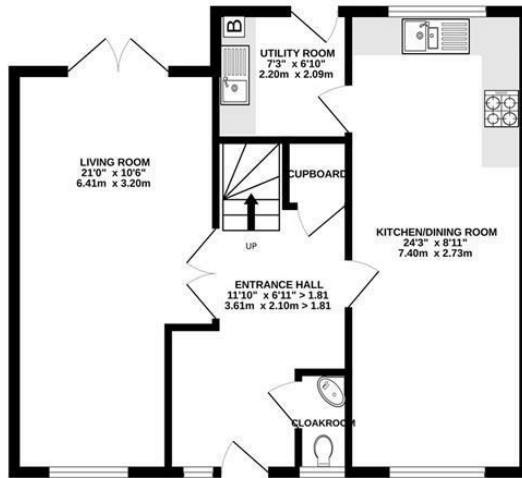
Tenure: Freehold. Council Tax band: Tax band E Local authority and rates: Gloucester City Council - (£2,736.28 per annum 2025/2026)

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas Central heating.

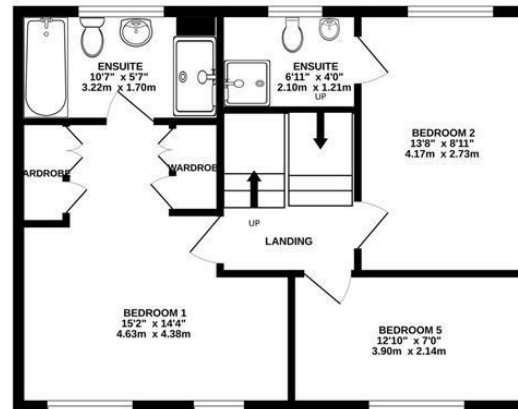
Broadband speed: Standard 16 Mbps, Superfast 66 Mbps. Mobile phone coverage: EE(Limited) Three (Limited) O2 (Likely) Vodafone (likely)



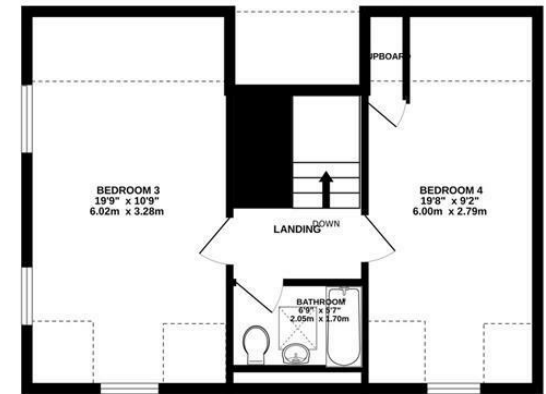
GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



2ND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1651 sq.ft. (153.4 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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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.

