



Goshawk Road, Quedgeley GL2 4NU
£420,000



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• Immaculately presented three double bedroom detached home • Generous & flexible ground floor living accommodation • Modern kitchen with separate utility room • En-suite shower room to master • Private & enclosed rear garden • Large driveway with integral garage • EPC rating D60 • Gloucester City Council - Tax Band D (£2,238.77 per annum) 2025/2026

£420,000



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hallway

Stepping into the hallway, suitable space for shoes and coats is provided with sensored lighting activated on entry. The hallway opens through to the beautiful kitchen and breakfast room.

Kitchen / Breakfast Room

The kitchen benefits from solid oak worktops with plenty of storage cupboards above and below with integrated dishwasher. Convenient space for a free standing fridge freezer and range cooker is also provided as well as suitable space for a breakfast table. Window overlooks the front aspect of the property whilst access is provided to the utility room, downstairs w.c, living room, study and stairwell leading to the first floor accommodation.

Utility Room

Further solid oak worktops and storage space are found alongside plumbing for an automatic boiler. The combi boiler is also housed in the room. Access from the room is provided to the side of the property.

Study

Formerly part of the garage, the study has been created to allow the perfect home office space with the flexibility to provide additional storage space if required.

Downstairs W.C

Modern white suite cloakroom comprises w.c, wash hand basin and heated towel rail.

Living Room

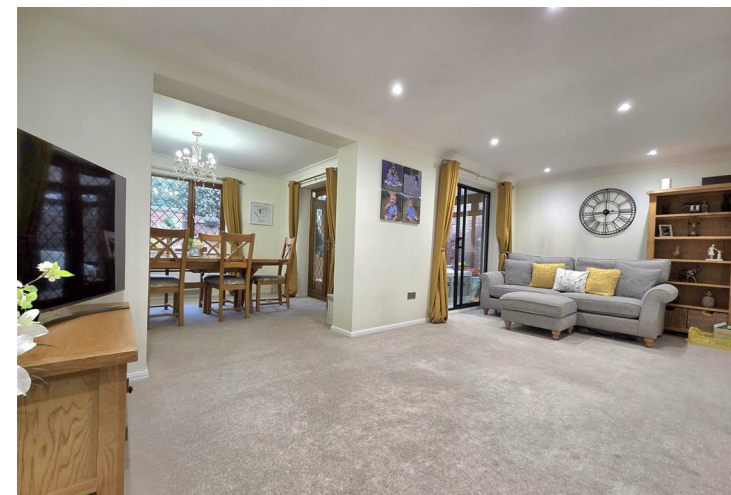
Spacious living room provides plenty of space for seating with spotlights above. The room opens through to the dining room whilst sliding doors provide access to the play room.

Dining Room

Ideal dining area with window overlooking the rear aspect and further access provided to the play room via double doors.

Play Room

Formerly the conservatory, the present owners have turned the space into a



versatile reception with fully insulated roof. Currently utilised as a play room, the room offers the flexibility for many other uses with French doors providing access to the rear garden with many windows around allowing an abundance of natural light streaming into the ground floor accommodation.

Landing

Spacious landing, with window overlooking the side aspect, provides access to all three bedrooms, family bathroom, built-in storage cupboard and to the loft above.

Bedroom One

Double bedroom with window overlooking the rear aspect and access to an en-suite shower room.

En-Suite

Modern tiled shower room comprises w.c, wash hand basin with storage below, shower cubicle, heated towel rail and window with frosted glass overlooking the side aspect.

Bedroom Two

Double bedroom with two windows overlooking the front aspect and built-in wardrobe space.

Bedroom Three

Double bedroom with built-in storage cupboard and window overlooking the rear aspect.

Family Bathroom

White suite bathroom comprises w.c, wash hand basin, bath with shower over and window with frosted glass overlooking the front aspect.

Garage

Benefitting from power and lighting, the garage is accessed via up and over door. Integral to the house, the garage offers the potential to be converted into additional living space if required.

Outside

To the rear, the property boasts a private garden enclosed with fenced and walled borders. Patio area adjacent to the house creates an ideal seating area perfect for entertaining guests and alfresco dining throughout the summer months before stepping onto a lawned area. Gated side access either side of the property leads to the front of the property where the driveway provides off-road parking for multiple vehicles as well as access to the integral garage and EV charging point attached to the property.

Location

Built in the late 1990s, the outskirts of the executive Green Farm development Goshawk Road is within close proximity to a wooded nature reserve and countryside walks along the edge of the Gloucester & Sharpness canal. The popular suburb of Quedgeley offers various amenities to include a large Tesco and Aldi superstores,



post office, shopping outlets, eateries in addition to both primary and secondary schools and transportation links. Situated approximately 5 miles from Gloucester City centre the location is ideal for both professionals and families alike with further amenities within the historic city.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City

Council - Tax Band D (£2,238.77 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

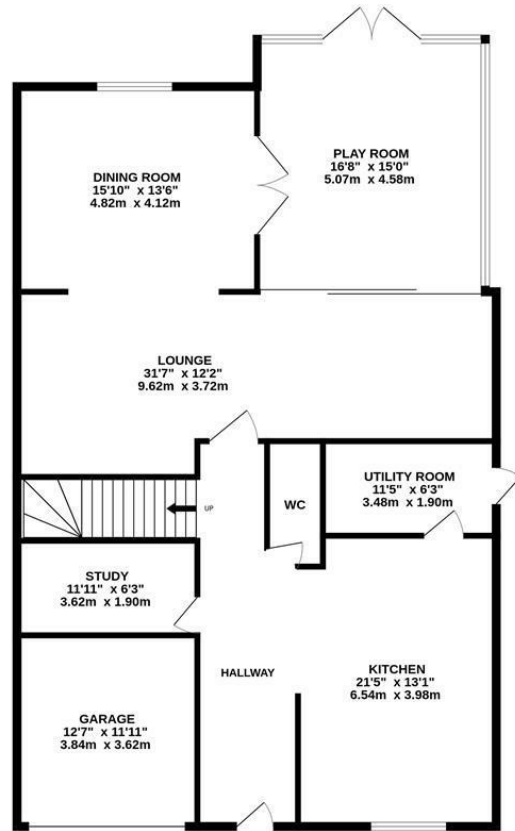
Heating: Gas central heating.

Broadband speed: Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

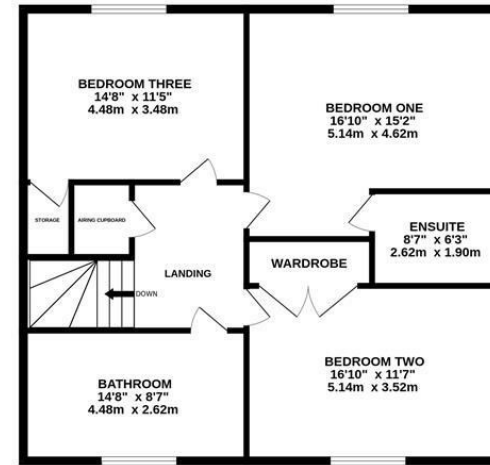
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



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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