



24 Canal Court, Hempsted GL2 5GG
£425,000



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• Four double bedroom detached family home • En-suite shower room to the master bedroom • Private & enclosed rear garden • Detached garage and parking • Chain free • EPC rating of B85 • Gloucester City Council - Tax Band E (£2,869.98 per annum)

£425,000



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

01452 398010
docks@naylorpowell.com
www.naylorpowell.com

Accommodation

A welcoming entrance hall provides access to all ground floor accommodation, including a useful cloakroom and staircase leading to the first floor.

Positioned to the front of the property, the study offers an ideal space for those working from home, whilst the generous living room is situated to the rear and benefits from French doors opening onto the enclosed rear garden, creating a bright and comfortable reception space perfect for both relaxing and entertaining.

The impressive kitchen/breakfast room is fitted with a comprehensive range of contemporary wall and base units complemented by contrasting work surfaces. Integrated appliances include a double electric oven, gas hob with extractor over, fridge/freezer, dish washer and space for a washing machine. A breakfast area provides space for informal dining.

Adjacent to the kitchen, the separate dining room offers an excellent formal entertaining space and enjoys French doors opening directly onto the rear garden, allowing natural light to flood the room.

To the first floor, the landing gives access to four well-proportioned bedrooms and the family bathroom. The master bedroom is an excellent-sized double room complete with fitted wardrobes and a modern en-suite shower room, comprising a walk-in shower enclosure, wash hand basin and WC.

Bedrooms two, three and four are all generous double rooms. Completing the accommodation is the family bathroom, fitted with a contemporary white suite comprising a panelled bath with shower over, wash hand basin and WC.

Outside

To the side of the property, a tarmac driveway provides off-road parking and leads to a detached single garage, while a paved pathway guides you to the front entrance. Mature shrubs soften the frontage, creating an inviting first impression.

To the rear is a private, enclosed garden, predominantly laid to lawn with a generous paved patio spanning the width of the property, providing an ideal space for outdoor dining and entertaining. The garden is enclosed by timber

panel fencing, offering a good degree of privacy, and benefits from gated side access leading to the driveway and garage. Mature trees beyond the boundary provide an attractive leafy backdrop, creating a pleasant setting for enjoying the outdoors.

Garage

19'1" x 9'9" (5.84 x 2.98)

Power and light, up and over door to the front.

Location

Situated in the sought-after village of Hempsted, this location is ideal for families, with a well-regarded primary school, village shop, post office, and regular bus services all within easy reach. The village also offers excellent connectivity, providing convenient access to the M5 motorway and Gloucester city centre. Just a short distance away are the vibrant Gloucester Docks and Gloucester Quays, home to an excellent selection of restaurants, cafés and bars, alongside the Designer Outlet, a state-of-the-art cinema, and a 24-hour gym, offering an outstanding range of leisure and shopping facilities

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band E (£2,869.98 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

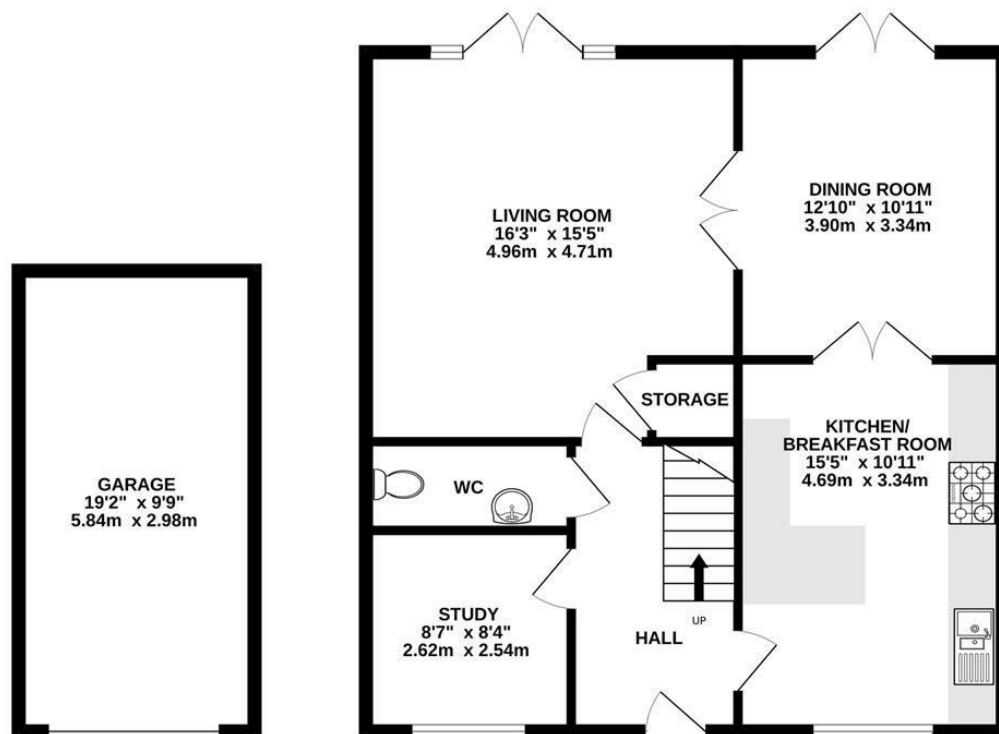
Solar Panels: Owned by the property and gets and income from Good Energy.

Broadband speed: Basic 6 Mbps, Superfast 49 Mbps, Ultrafast 1000 Mbps download speed.

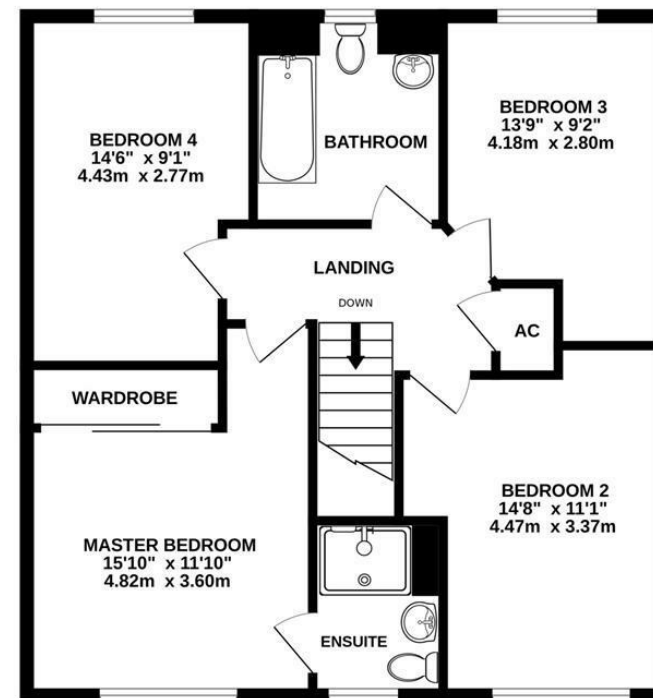
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR
936 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 1673 sq.ft. (155.4 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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