

Old Elmore Lane, Quedgeley GL2 4NY

Offers Over £525,000

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• Five bedroom detached family home • Generous plot measuring 1/4 acre • Scope for planning permission • Versatile living accommodation throughout • Situated in the popular suburb of Quedgeley • Ample off road parking, private gardens and detached garage • EPC rating D57 • Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026

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

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Porch
Stepping into the property you are greeted by a spacious porch which provides space for coats, shoes and such like.

Hallway
Generously sized hallway provides access to the living room, dining room and three double bedrooms.

Living Room
Light and airy living room. Character features to include picture rails and bay style window. Remote controlled blinds.

Dining Room
Versatile reception room currently utilised by the current owners as a snug. Window to front aspect and stairs to the first floor.

Kitchen
Modern kitchen with ample storage in a range of floor and eye level units accompanied by integrated appliances to include dishwasher and electric Belling oven with five ring electric hob and extractor over. The kitchen further benefits from spot lights, skylight and stylish shutters.

Utility Room
Additional storage alongside space for fridge freezer and plumbing for washing machine and tumble dryer. Door provides access to outside.

Bathroom
Modern bathroom suite comprising W.C, vanity unit, shower enclosure and bath with tiled surround. Frosted window to front aspect with window shutter.

Master Bedroom
Double bedroom with built-in wardrobes with sliding mirrored doors. Characterful curved wall with windows to the rear aspect.





Second Bedroom
Double bedroom which is currently utilised as a dining room by the current owners. French doors to the outside patio area.

Third Bedroom
Double bedroom with French doors to the back garden.

Landing
Provides access to two bedrooms and a W.C.

Fourth Bedroom
Double bedroom with two skylights providing ample natural light.

Fifth Bedroom
Double bedroom with two skylights.

W.C
Modern WC with WC and vanity unit.

Detached Garage
Generously sized detached garage with power and lighting. Door to the front provide vehicular access. Windows to side and rear aspect.

Outside
To the front, the property benefits from a gated in-and-out driveway providing plenty of off-road parking. Accessed via the side gate, the garden has been well cared for by the current owners and offers a combination of lawned and patio areas. The garden benefits from a variety of mature trees, shrubbery, flowers, pond, shed, greenhouse and a veranda, ideal for entertaining in the summer months.

Location
The property is a short walk from the canal which boasts plenty of natural beauty and nature walks. Established and highly sought after, 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. The property is also just a 2 minute walk from the Elmore Lane Bridge that gives access to the Gloucester & Sharpness Canal walking and cycling routes (see photograph) that in one direction can take you into the heart of Gloucester. A further 2 minutes walk will take you to the countryside and riverside walks along the Severn Way public footpath. A children's play park, nature reserve and community orchard are all just 5 minutes from the house.

Material Information
Tenure: Freehold.







Local Authority and Rates: Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Basic 14 Mbps, Superfast 66 Mbps, Ultrafast 1000 Mbps download speed.

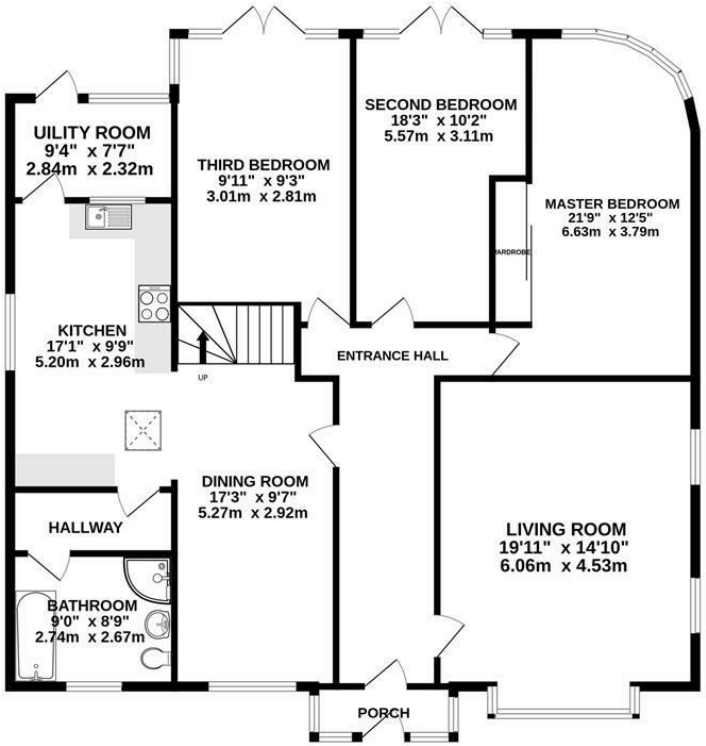
Mobile phone coverage: EE, Three, O2, Vodafone.





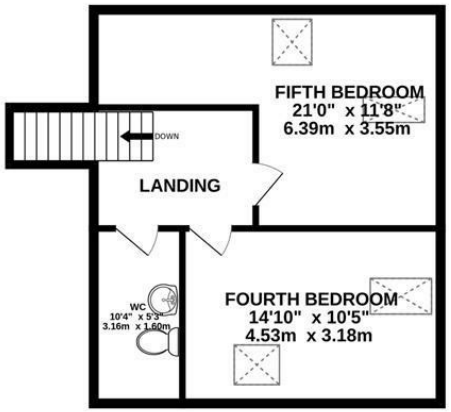


GROUND FLOOR





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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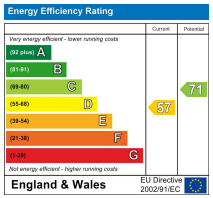
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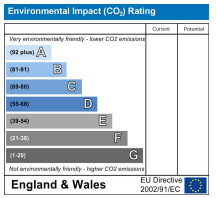
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.





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The Venns