



Bridge Field Court, Gloucester GL4 0AX
£450,000



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- Three bedroom modern detached bungalow with en-suite to master
- Private & exclusive gated development of five properties
- No onward chain
- Generous sized living accommodation
- Private & enclosed low maintenance wrap around gardens
- Detached double garage & large driveway
- Positioned on a generous sized plot
- EPC rating B83
- Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026



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Entrance Hallway

Spacious hallway, with marble tiled flooring, provides access to the living room, kitchen, bathroom, built-in storage cupboard and all three bedrooms. Intercom system is linked to the electric gates on the communal driveway into the development allowing residents to provide access for guests.

Living Room

The generous sized living room provides enough space for a dining or study area if required. Window overlooks the rear aspect whilst French doors provide access to the garden.

Kitchen / Dining Room

The beautifully presented kitchen benefits from solid oak worktops and storage space alongside an array of integrated appliances to include double electric ovens, gas hob, fridge, freezer, dishwasher, tumble dryer and washing machine. Breakfast bar allows for a convenient seating area whilst providing separation from the dining area. Window overlooks the garden whilst another set of French doors provide further access to the garden itself.

Master Bedroom

Large double bedroom with two sets of built-in wardrobes, windows overlooking the front and rear aspects and access to the en-suite.

En-Suite

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

Bedroom Two

Double bedroom with built-in wardrobe and window overlooking the front aspect.

Bedroom Three

Double bedroom with built-in wardrobe and window overlooking the side aspect.

Bathroom

Modern white suite family bathroom comprises w.c., wash hand basin with storage below, bath, shower cubicle and heated towel rail.

Outside

Externally the property benefits from private gardens with trees and fencing helping to create the privacy. Patio provides convenient seating area for entertaining guests and alfresco dining throughout the summer months which wraps around the property itself. The garden also provides a lawned area with raised flower beds around. Two sets of gates provide access to the front of the property where the large driveway is found providing off-road parking for multiple vehicles. Access is also provided to the detached double garage, by two sets of up and over doors, which also benefits from power and lighting. EV charging point is also provided in front of the property.

Location

Bridge Field Court is a unique purpose built private development consisting of five properties located off the ever popular Stroud Road. With easy access to the M5, Stroud Road is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the developed bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile from the property and open countryside approximately a mile away.

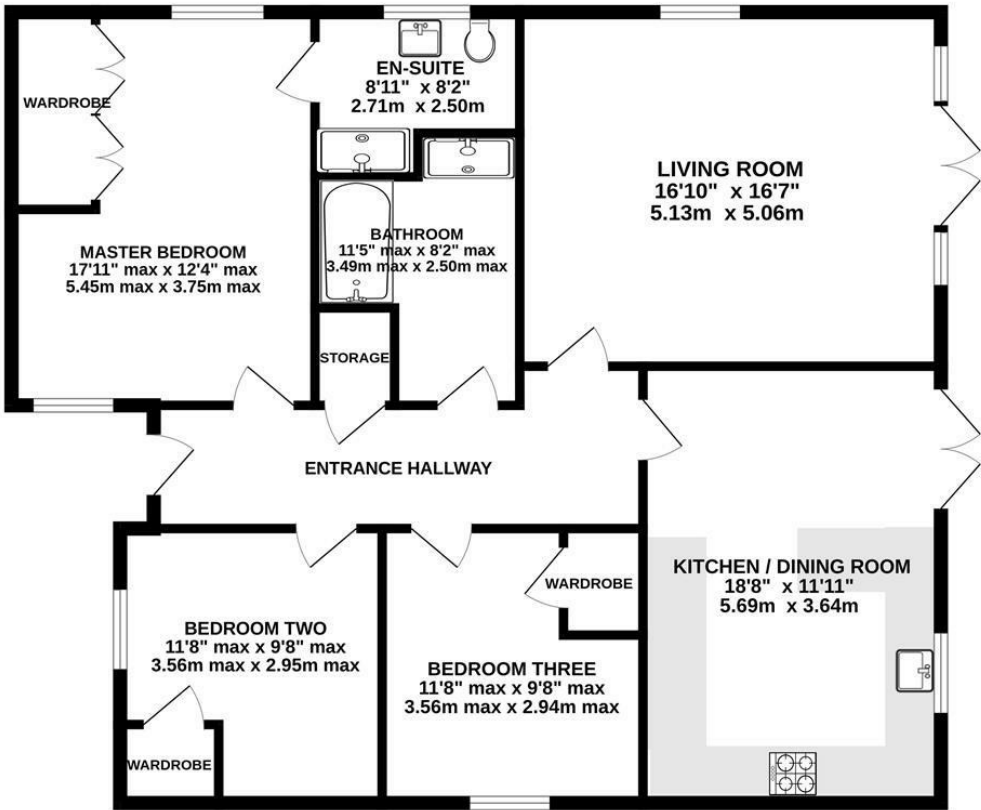
Material Information

Tenure: Freehold. Service charges are £80 per month per house for the upkeep of the drive, fences, lights, electric gates and attenuation system which was built subject to planning conditions.
Built in 2023 with 8 years LABC new home warranty remaining.

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 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.



BUNGALOW
1177 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 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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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.

