



**The Anchorage, Hempsted GL2 5JW**  
**£620,000**



## The Anchorage, Hempsted GL2 5JW

- Four double bedroom detached family home
- Master suite with dressing area & en-suite shower room
- Generous & flexible ground floor living accommodation
- Private & enclosed rear garden with front lawned area
- Detached double garage & driveway for multiple vehicles
- Peaceful cul-de-sac location
- EPC Rating C76
- Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026

**£620,000**



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

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### Entrance Hallway

The spacious entrance hallway offers access to the kitchen, living room, downstairs w.c along with access to the stairwell leading to the first floor.

### Living Room

The generous sized and spacious lounge has an abundance of natural light streaming into the room from the window overlooking the front aspect and double doors that open to the sun room. The room benefits from a modern gas fireplace.

### Kitchen

The modern kitchen provides ample worktop and storage space including a breakfast bar with space for stools below. Integrated appliances include gas hob, double ovens and dishwasher and convenient space for a freestanding fridge/freezer. Access is provided to the utility room.

### Utility Room

Convenient sized utility room benefitting from worktop space and plumbing for an automatic washing machine and tumble dryer below. Window overlooks the front aspect whilst a door provides access to side of the property.

### Sun Room

The sun room offers further living space to the property providing views across the garden. Two velux windows provide an abundance of natural light streaming through the room whilst French doors provide access to the garden itself.

### Downstairs W.C

Modern fitted cloakroom comprising of toilet, w.c, wash hand basin and heated towel rail.

### Landing

Access is provided to all four bedrooms, family bathroom and to the attic above.



### **Bedroom One**

Double bedroom with window overlooking the rear aspect opens through to a convenient sized dressing area. The dressing area benefits from built-in wardrobes, window overlooking the front aspect and provides access to the en-suite shower room.

### **En-Suite**

Modern suite shower room comprising of w.c, wash hand basin, shower cubicle and heated towel rail.

### **Bedroom Two**

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

### **Bedroom Three**

Double bedroom with window overlooking the front aspect.

### **Bedroom Four**

Double bedroom with window overlooking the rear aspect.

### **Family Bathroom**

Modern fitted family bathroom with white suite comprising of w.c, wash hand basin and bath with shower attachment over. Window with frosted glass overlooks the front aspect.

### **Outside**

To the rear of the property, a private and enclosed rear garden is provided. Patio

area offers an ideal space for seating and entertaining guests whilst the garden also benefits from a large lawned area. Large tress and hedgerows help to keep privacy within the garden. The detached double garage benefits from power and lighting with up and over door to the front and personal use door to the side accessed from the rear garden. To the front of the property, an additional lawned area is found with further tress helping to create a homely setting whilst the driveway leading to the garage offers off-road parking for three to four vehicles.

### **Location**

The Anchorage is an exclusive development situated in the popular village location of Hempsted. With the local 'Good' Ofsted rated primary schooling, village store and post office alongside bus routes, Hempsted should be highly considered by those looking for a desirable family orientated location. Furthermore, the village is highly convenient for easy access onto the M5 motorway and to all amenities on offer within the city centre, whilst being enviably close to Gloucester Docks and the Quays Designer Outlet and Leisure Quarter where a variety of restaurants and bars can be found along with a state-of-the-art cinema complex and a 24-hour gym.



## 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.

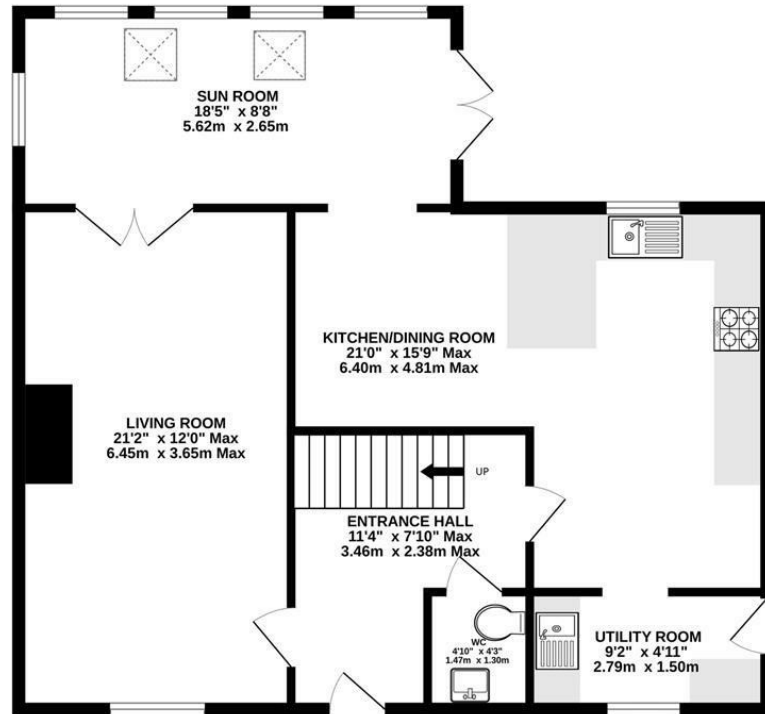
Broadband speed: Standard 27Mbps,

Ultrafast 1000 Mbps, Highest available download speed.

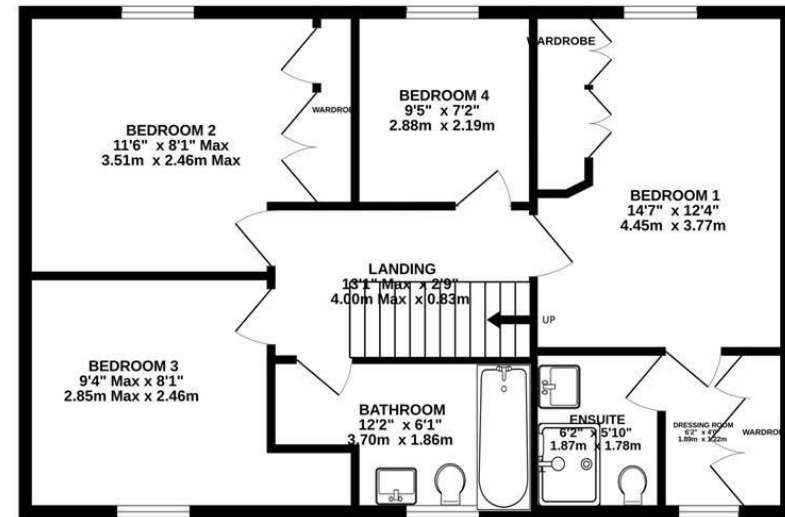
Mobile phone coverage: Openreach, Virgin Media



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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