



71 Marham Drive Kingsway, Gloucester GL2 2DL

£445,000



71 Marham Drive Kingsway, Gloucester GL2 2DL

• Four bedroom detached family home • Generous & flexible living accommodation throughout • En-suite to master and second bedroom • Ample off-road parking and detached double garage • Private and enclosed walled garden • EPC rating C75 • Gloucester City Council - Tax Band E (£2,736.28 per annum 2024/2025)

£445,000



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Entrance Hall

Stepping inside, the spacious entrance hall provides access to the living room, kitchen dining room, utility room, study and WC. Stairs to the first floor with storage below.

Study

Utilised by the current owner as a home office, this room provides a versatile space and can be used as a study, playroom or such like. Window to front aspect.

Living Room

Spacious living room with feature gas fireplace. Windows to the side aspect, bay stile window to the front aspect and French doors to the rear provide ample natural light.

Kitchen Dining Room

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven and grill, fridge freezer and four ring gas hob with extractor over. Window to rear aspect and French doors to the back garden. Island with breakfast bar and space for dining table.

Utility Room

Additional storage space alongside plumbing for washing machine. Door to patio area.

WC

WC and wash hand basin.

Landing

Provides access to four bedrooms. Window to front aspect.

Master Bedroom

Double bedroom with built in wardrobes. Window to rear aspect.

En-suite

White suite comprising WC, wash hand basin, bath and shower enclosure. Frosted window to rear aspect.

Second Bedroom

Double bedroom with window to rear aspect overlooking the back garden.

En-suite

White suite comprising wash hand basin, WC and shower enclosure. Frosted window to rear aspect.

Third Bedroom

Two windows to the front aspect providing ample natural light.

Fourth Bedroom

Two windows to the front aspect overlooking neighbouring greenery.

Family Bathroom

White suite comprising WC, wash hand basin and bath with shower over.

Outside

Accessed via the side gate, the walled back garden benefits from being a good size and offers a combination of lawned and patio areas.

Detached Double Garage

Detached double garage with power and lighting. Two electric roller shutters doors providing vehicular access.

Location

Marham Drive is situated in the popular residential area of Kingsway which provides residents with the large superstore chain Asda, doctors surgery, public eating houses alongside nursery and primary education as well as many other amenities. With various green areas, open parks spaces and mixed games courts, the area is popular with young families and professionals having close connection to the M5 leading to Bristol in the south or Birmingham in the north.

Material information

Tenure: Freehold

Local Authority and Rates: Gloucester City Council - Tax Band E (£2,736.28 per annum 2024/2025).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

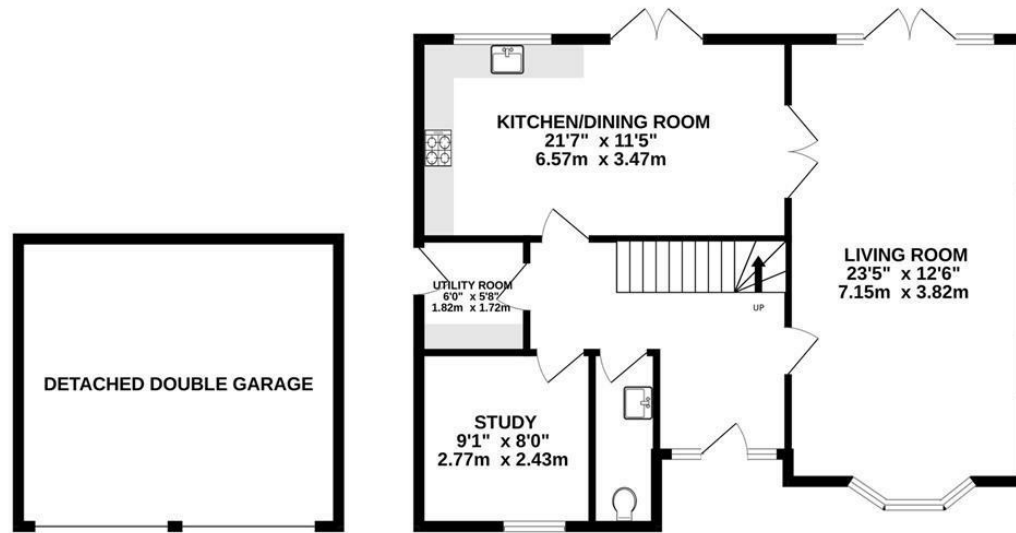
Heating: Gas central heating.

Broadband speed: Standard 8 Mbps, Superfast 50 Mbps, Ultrafast 1000 Mbps

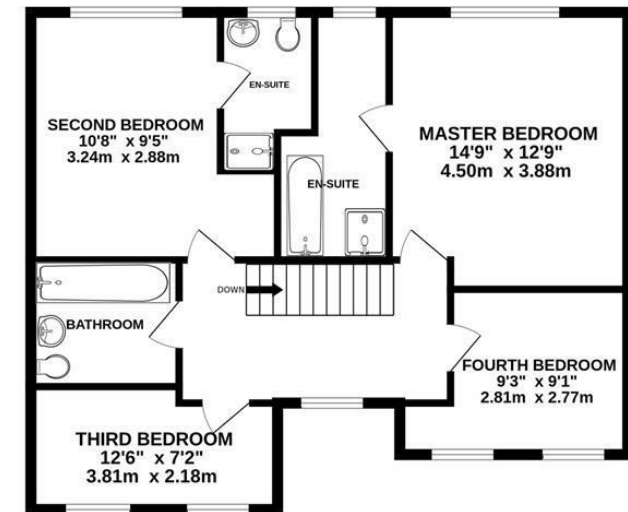
Mobile phone coverage: EE, Vodafone, Three, O2.



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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