Sandalwood Green Hempsted Lane, Gloucester GL2 5JT

£497,995

naylor powell

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• Four bedroom detached family home • Bellway Goldsmith design home • Two en-suite shower rooms & family bathroom • Generous ground floor living accommodation • Driveway for two vehicles & detached single garage • Enclosed rear garden • Situated in the heart of the popular village location of Hempsted • 10 year NHBC guarantee • Predicted EPC rating B • Gloucester City Council - Tax Band TBC

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Entrance Hallway
Spacious entrance hall provides access to the lounge, dining room/study, kitchen, a built-in storage cupboard and to a downstairs w.c located beneath the stairwell.

Lounge
Generous sized lounge with window overlooking the front aspect of the property.

Kitchen / Diner
The spacious open plan kitchen and dining space benefits from an abundance of natural light from the rear aspect via the two windows and French doors which provide access to the rear garden. The kitchen area provides ample worktop and storage space along with a breakfast bar whilst boasting a range of integrated appliances to include fridge, freezer, double electric ovens, four ring gas hob and dishwasher. Access is also provided to the utility room.

Utility Room
The utility room boasts additional worktop space and sink with plumbing for an automatic washing machine located below. Door opens to the side of the property straight onto the driveway.

Dining room / Study
Convenient sized room to be utilised as a separate dining room or study.

Downstairs W.C
White suite cloakroom comprising of w.c and wash hand basin.

Landing
Benefits from two built-in storage cupboards and provides access to loft above, all four bedrooms and the family bathroom.

Bedroom One
Double bedroom, with window facing to the front aspect, providing access to an en-suite shower room.

En-Suite
White suite shower room comprising of walk-in shower cubicle, w.c, wash hand basin and window with frosted glass facing to the side aspect.

Bedroom Two
Double bedroom, with window facing to the front aspect, providing access to an en-suite shower room.

En-Suite
White suite shower room comprising of walk-in shower cubicle, w.c, wash hand basin and window with frosted glass facing to the front aspect.

Bedroom Three
Double bedroom with window facing to the rear aspect.

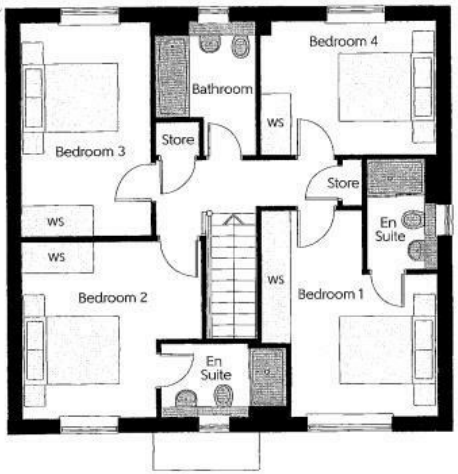
Bedroom Four
Double bedroom with window facing to the rear aspect.

Family Bathroom
White suite family bathroom comprising of w.c, wash hand basin, towel rail, bath with shower attachment over and window with frosted glass overlooking the rear aspect.

Outside
Externally the property benefits from a driveway to the side for approximately two vehicles leading to the detached single garage. Gated access provides access to the rear garden which is lawned with a patio area by the French doors.

Location
Sandalwood Green is a development of exclusive new homes within the popular village location of Hempsted, less than three miles away from Gloucester city centre. With 4 and 5 bedroom homes on the development, Sandalwood Green will be ideal for families and professionals alike.

Local Authority, Services & Tenure
Gloucester City Council - Tax Band TBC.
Mains water, drainage, electric and gas are connected to the property.
Freehold.

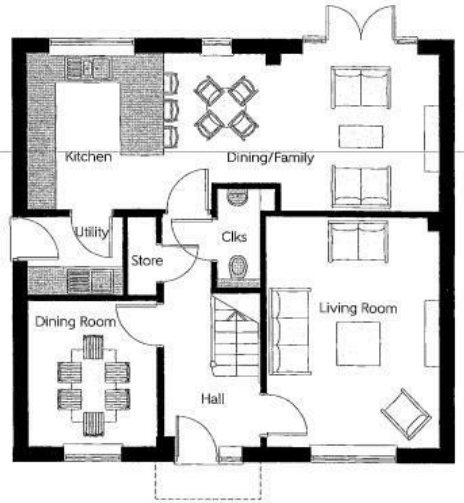


First Floor

Bedroom 1	4.261m (max) x 3.648m (max)	13'11" (max) x 11'11" (max)
Bedroom 1 En Suite	2.279m x 1.443m	7'5" x 4'8"
Bedroom 2	3.690m (max) x 3.648m	12'1" (max) x 11'11"
Bedroom 2 En Suite	2.603m (max) x 1.890m	8'6" (max) x 6'2"
Bedroom 3	4.376m x 2.656m	14'4" x 8'9"
Bedroom 4	3.653m x 2.714m	12'0" x 8'11"
Bathroom	2.714m x 2.075m	8'11" x 6'10"

Ground Floor

Kitchen	3.220m x 2.818m	10'7" x 9'3"
Dining/Family	5.742m x 3.220m	18'10" x 10'7"
Living Room	4.740m x 3.586m	15'7" x 11'9"
Dining Room	3.020m x 2.667m	9'11" x 8'9"
Utility	1.981m x 1.632m	6'6" x 5'4"
Cloakroom	2.045m (max) x 1.098m	6'9" (max) x 3'7"



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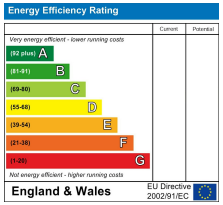
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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