
FOR SALE
AJ
ESTATE AGENTS
OF
GLOUCESTERSHIRE


ESTATE AGENT
GLOUCESTERSHIR

9 CANAL COURT , HEMPSTED ,GLOUCESTER, GL2 5GG

The Property

An immaculate and deceptively spacious four-bedroom detached family home, beautifully presented throughout and offering genuinely turnkey accommodation. Simply move straight in and enjoy. Built in 2013 in attractive red brick, the property has a smart and well-kept appearance and enjoys a pleasant cul-de-sac position within an established residential setting. A driveway to the side provides parking for two vehicles in front of the single garage, together with an electric car charging point. Solar panels are fitted to the roof and are owned outright, adding further practical and economic appeal.

The property has been thoughtfully updated by the current owners, with fresh decoration, replaced flooring, a contemporary family bathroom and a landscaped rear garden. Generous room proportions, a sociable fitted breakfast kitchen and dining area, four well-sized bedrooms, an en-suite shower room, garage and driveway parking all combine to create a particularly comfortable and practical family home.

The front door opens into a bright and welcoming entrance hall, where attractive tiled flooring immediately creates a smart first impression. This continues through into the downstairs cloakroom and onwards into the fitted breakfast kitchen and dining area, giving the ground floor a lovely sense of flow and continuity. Stairs rise to the first floor, while doors lead through to the principal ground-floor rooms.

The fitted breakfast kitchen is a bright and well-designed space, with a large window overlooking the front allowing plenty of natural light to fill the room. There is an excellent range of white base and wall-mounted units complemented by generous dark work surfaces, providing ample storage and preparation space. Integrated appliances include a double electric oven, gas hob with extractor, fridge/freezer and dishwasher, together with space and plumbing for a freestanding washing machine. A generous breakfast bar provides comfortable seating for three, creating an ideal place for morning coffee, informal meals or simply sitting and chatting while dinner is being prepared.

Beyond the breakfast bar is a particularly generous dining area, easily accommodating an eight-seater dining table with plenty of space around it, making this a wonderfully sociable room for family meals and entertaining. Double doors open into the sitting room, allowing the rooms to connect naturally while still retaining their own individual character.

The sitting room is a wonderfully spacious reception room, with plenty of room for larger sofas and additional furniture. French doors open directly onto the rear garden, drawing in plenty of natural light and creating an easy link between the house and garden during the warmer months.
On the first floor, the landing has a useful airing cupboard housing the hot water tank, together with access to the loft and doors to all four bedrooms and the family bathroom.

The master bedroom is particularly spacious and currently accommodates a super king-size bed with ease, while still leaving plenty of room for freestanding wardrobes and additional bedroom furniture. Its generous en-suite shower room is fitted with a double shower enclosure, wash hand basin and low-flush WC, creating a comfortable and practical private space.

Bedroom two is another excellent double room and currently houses a king-size bed comfortably, with additional space for wardrobes and bedroom furniture. A window overlooks the rear garden.
Bedroom three is also a generous double and is currently arranged as a home office and dressing room with freestanding wardrobes. The room has previously accommodated a king-size bed, underlining just how flexible and well-proportioned the space is. Also overlooking the rear garden, it would work equally well as a permanent bedroom, guest room or home office. Bedroom four is positioned to the front of the property and is currently used as a quiet retreat, providing a lovely space to sit and relax. A useful and versatile room, it would work equally well as a single bedroom, nursery or child's bedroom. To illustrate its potential, we have also included an AI-staged image showing how the room could be arranged as a nursery.

The family bathroom was completely refitted in 2024 and is beautifully finished in a smart contemporary style. Marble-effect wall tiles with warm veining complement the panelled bath with shower over and glazed screen, while a recessed tiled shelf provides practical storage. A modern wash hand basin set within a wood-effect vanity unit, mirrored cabinet and low-flush WC complete this immaculate and stylish room.















Outside

To the front, the property has an attractive red-brick exterior and a smart, well-kept appearance. A driveway provides parking for two vehicles in front of the attached single garage, with an electric car charging point adding a useful modern touch.

To the rear, the garden was landscaped in 2024 to create a lovely balance of seating and lawned space.

French doors from the sitting room open directly onto the first paved terrace, creating an easy flow between indoors and out and making it a natural spot for morning coffee, summer dining or entertaining.

A central lawn and a second terrace beyond provide another place to sit and enjoy the garden throughout the day. The space feels private, enclosed and beautifully maintained, with direct access into the garage and an outside tap for added practicality.

It's a garden that feels very easy to enjoy, smart enough for entertaining, but still relaxed and family-friendly.

This is a wonderfully flexible family home, offering generous space for both everyday life and entertaining, with three excellent double bedrooms and a fourth bedroom that can adapt as family needs change. Beautifully maintained and thoughtfully updated throughout, it offers that increasingly rare combination of space, practicality and true turnkey living. Simply bring your furniture and belongings and move straight in.

AGENTS NOTE: An added benefit of the property is that there is no estate management or maintenance charge payable, and solar panels are owned outright.
EPC will follow







Useful Information

Tenure: Freehold
Viewing arrangements: Strictly by appointment through AJ Estate Agents
Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.
Local Authorities: GCC. Council Tax Band D and EPC rating C


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Location

Hempsted is a popular residential area on the southern edge of Gloucester, well placed for both the city and the surrounding countryside. The property enjoys easy access to the canal, with pleasant waterside walks leading towards Gloucester Docks and the Quays, making it possible to walk into the city while still enjoying a more relaxed setting on the outskirts.
Everyday amenities, schools, shops and leisure facilities are all within easy reach, while the location is also particularly convenient for commuters, with straightforward access to the M5 and wider road network. Heading in the opposite direction, the Forest of Dean and surrounding countryside are also easily accessible for weekends, walking and days out.
It offers a really useful balance of city convenience, good transport links and access to open countryside

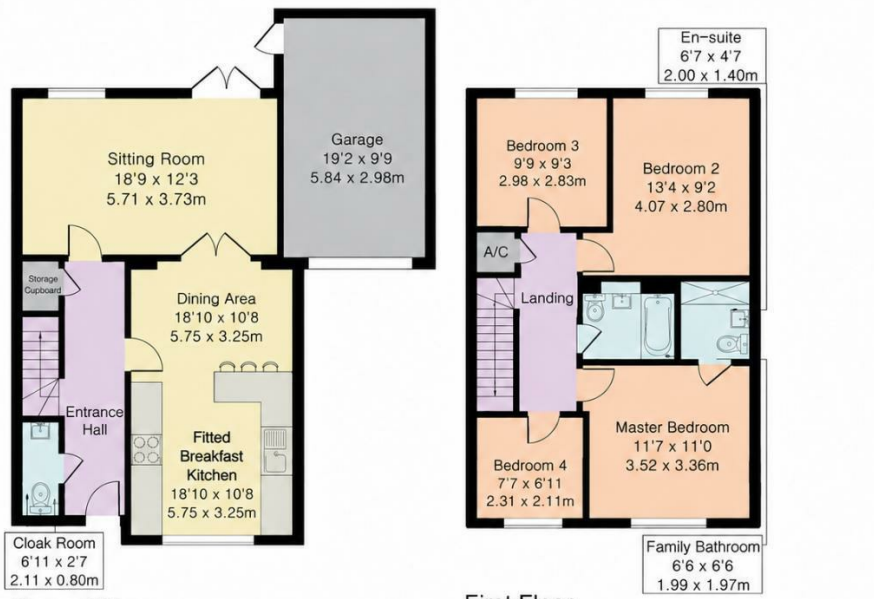


Directions

From junction 12 off the M 5 take the exit towards Gloucester (A38), at the first roundabout take second exit onto the dual carriageway (A38) , continue over the next roundabout and through next two sets of traffic lights. (the second set will have KFC on the left and Pets at Home in the right) , continue along the A38 towards Hempsted.At the second set of traffic lights turn right onto Quayside Way and follow the road all the way along keeping parellel with the canal.
There is a T junction which is Canal Court, turn right and the property is on the righh hand side as denoted by our for sale board ///icons.stop.drank

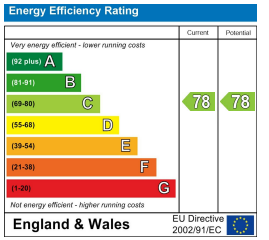


Approximate Gross Internal Area 1182 sq ft - 110 sq m
(Excluding Garage)
Ground Floor Area 591 sq ft – 55 sq m
First Floor Area 591 sq ft – 55 sq m
Garage Area188 sq ft – 17 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representiinal purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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