

Chartwell Close, Hempsted GL2 5XA

£525,000

naylor powell

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• Three double bedroom detached family home • Positioned on a substantial sized plot measuring 0.15 acres • Generous & flexible living accommodation throughout • Integral double garage with the potential to convert • Driveway providing off-road parking for multiple vehicles • Situated in the popular village location of Hempsted • EPC rating TBC • Gloucester City Council - Tax Band E (£2,869.98 per annum) 2026/2027

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

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Accommodation

The ground floor offers well-presented and spacious accommodation, comprising a welcoming living room featuring an attractive fireplace and plenty of space for relaxing with sliding door providing access to the rear garden. Separate dining room provides an ideal setting for family meals and entertaining. The kitchen is fitted with a range of modern wall and base units alongside ample storage and preparation space. A window overlooking the rear garden provides plenty of natural light. The kitchen continues to open through to a useful utility room, offering additional space for appliances and everyday household needs, with access to the rear garden and to an additional entrance porch. Completing the ground floor is a convenient modern cloakroom fitted with a wash hand basin and WC.

The first floor is approached via a spacious landing, with window overlooking the front aspect, leading to three well-proportioned double bedrooms. The master bedroom is particularly generous in size and benefits from ample space for wardrobes and additional bedroom furniture with windows overlooking the front and rear aspects. The remaining two bedrooms are also comfortable doubles, with convenient space for wardrobes and desk if required. Completing the accommodation is a stylish modern family bathroom, fitted with a contemporary suite comprising a walk-in shower, wash hand basin and W.C, complemented by attractive full-height tiling and a heated towel rail.

Outside

The property enjoys a particularly attractive rear garden, which is predominantly laid to lawn and complemented by well-stocked flower and shrub borders, mature planting and established trees, creating a pleasant and private outdoor space. There is a paved patio area adjoining the property, providing an ideal space for outdoor dining and entertaining, with additional seating areas and pathways extending through the garden. The garden is enclosed by timber fencing and also benefits from gated side access leading to the front of the property, together with access to the rear of the integral double garage.

To the front, the property is approached via a generous driveway providing ample off-road parking and access to the two integral garages, both fitted with up-and-over doors. The frontage is further enhanced by attractive landscaped planting, including established shrubs and a gravelled area, creating a welcoming first impression. An added extra is an additional lawned area to the side of the house itself offering the potential to extend further or potential building plot subject to relevant planning permissions.

Location

With the Church of England primary school, village store and post office alongside bus routes the village of Hempsted should be highly considered by those looking for a desirable family orientated location. Furthermore, Hempsted 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.

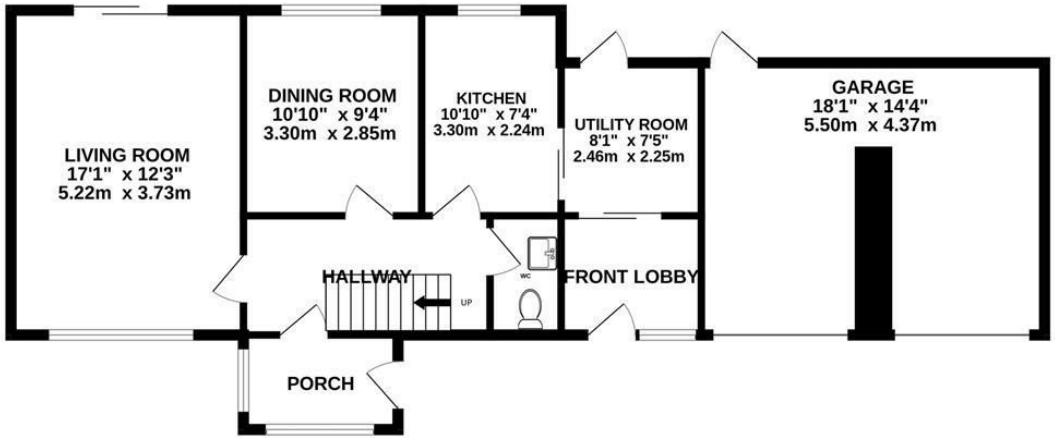
Material Information

Tenure: Freehold.
Local Authority and Rates: Gloucester City Council - Tax Band E (£2,869.98 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Basic 7 Mbps, Superfast 66 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.

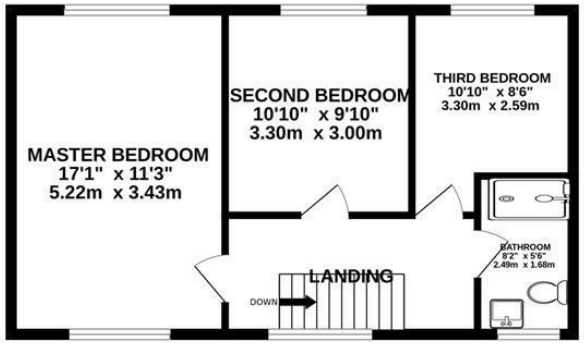




GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



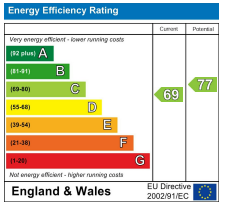
TOTAL FLOOR AREA : 1387 sq.ft. (128.9 sq.m.) approx.

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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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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