

5 Spire Way, Barnwood GL4 3EN

£499,950

naylor powell

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• No onward chain • Four bedroom detached family home • Immaculately presented throughout • En-suite to Master Bedroom • Situated in the popular suburb of Barnwood • Backs onto Barnwood Arboretum • Ample off road parking • Great transport links between Gloucester & Cheltenham • EPC D60 • Tax Band E - Gloucester City Council - £2,869.98 per annum (2026/27)

£499,950

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950
hucclecote@naylorpowell.com
www.naylorpowell.com

Accommodation

Stepping into the property, the entrance hall provides access to the living room, open-plan kitchen/dining/family room, and stairs leading to the first floor. The living room is generously proportioned and benefits from a large bay window fitted with shutters, allowing plenty of natural light to flood the space and creating a bright and welcoming atmosphere. To the rear of the property, the impressive open-plan kitchen/dining/family room offers a fantastic sociable and versatile living space, ideal for modern family life and entertaining. Installed just one year ago, the contemporary kitchen features quartz worktops, ample storage and preparation space, and a central breakfast bar/island. Integrated appliances include a double electric oven and four-ring electric hob with an extractor hood positioned within the kitchen island, while there is also space for a freestanding fridge freezer. The current owners have thoughtfully converted the garage to enhance the kitchen area further, whilst also incorporating a convenient cloakroom and separate utility room. The utility room provides space for a tumble dryer and plumbing for a washing machine, adding practicality to this superb family home.

Taking the stairs to the first floor, the property offers four well proportioned bedrooms, providing ample space for a growing family. The master bedroom benefits from a stylish en-suite shower room with wash hand basin, WC and shower encloser. The remaining bedrooms are served by the family bathroom, which is fitted with a WC, wash hand basin, and a bath with shower over, completing the accommodation on offer.





Outside
Arriving at the property, you are greeted by a spacious driveway providing off road parking for multiple vehicles. Accessed via a side gate, the rear garden is generously sized and features a combination of lawn and decking, making it ideal for entertaining. The garden is further enhanced by well stocked borders containing a variety of shrubs and flowers, creating an attractive outdoor space.

Location
Located within the south east of the historic Gloucester City Centre, Spire Way is located in the popular area of Barnwood. With various local amenities to include the 'Good' Ofsted rated local Dinglewell primary school as well as access to a number of secondary and grammar schooling being located within the City. A short distance from access to the M5 provides ideal links to Cheltenham, Cirencester and Bristol whilst a direct line to London Paddington can be located at Gloucester Station. Whilst the immediate locality offers various walks and open spaces within arguably one of Gloucester most desirable established residential areas.

Material Information
Tenure: Freehold.

Council Tax band: Tax band E
Local authority and rates: Gloucester City Council - £2,869.98 per annum (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Central heating.
Broadband speed: Standard 17Mbps, Superfast 80Mbps, Ultrafast 1000Mbps
Mobile phone coverage: Vodafone(Likely), O2(Likely), EE(Likely) and Three(Likely).
The property has been underpinned and was signed off by building control in 2017. This was due to a neighbouring tree which was removed prior to the underpinning taking place.





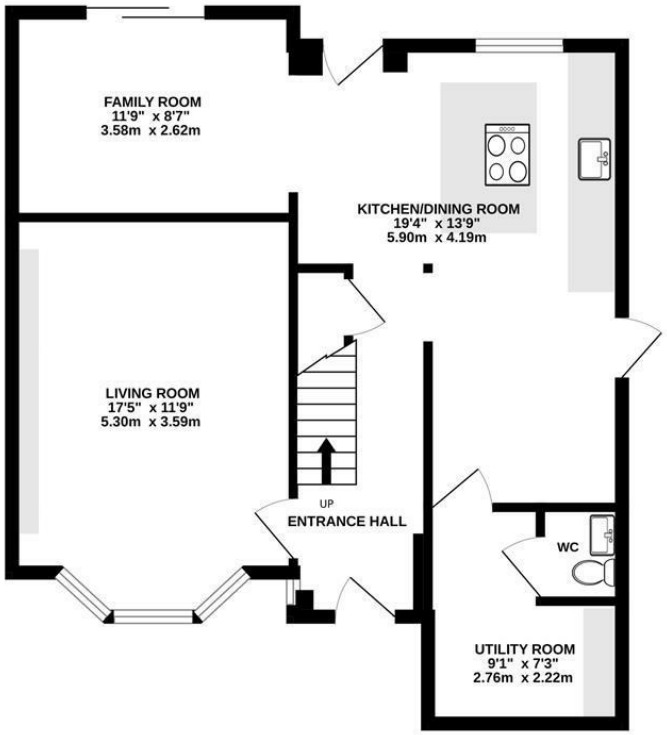




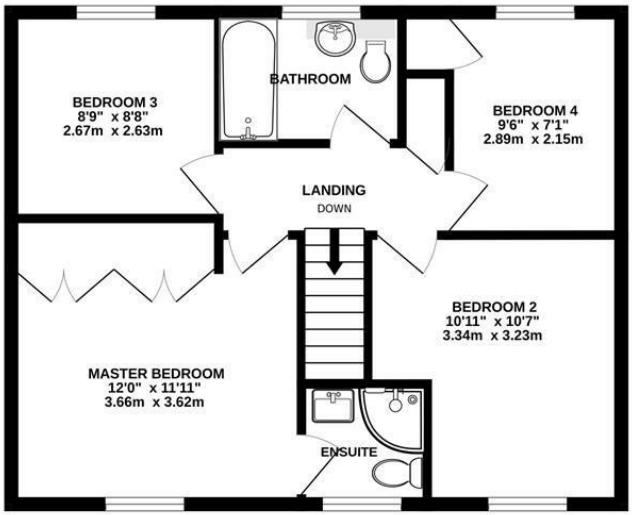




GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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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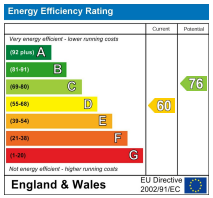
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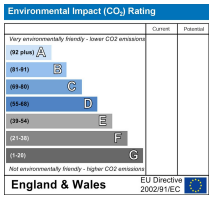
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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