



4 Upper Rea

Hempsted, Gloucester, GL2 5LR

Offers over £425,000



Murdock and Wasley are proud to present this four-bedroom detached family home occupying an enviable position near the end of a peaceful cul-de-sac, with beautifully landscaped gardens backing onto open fields.

Comprising three reception rooms, kitchen, utility room and WC downstairs, with four bedrooms, with en suite to master and family bathroom upstairs.

Early Viewing is highly recommended.



Entrance Hall

Power points, Radiator, Storage Cupboard, Stairs to first floor, Doors leading to:

Living Room

Tv point, power points, radiator, fireplace, upvc double glazed window with front aspect.

Dining Room

Power points, radiator, serving hatch, wooden frosted double doors leading to sunroom.

Sunroom

Power points, wooden double glazed windows with panoramic garden views, wooden patio doors leading to garden.

Kitchen

Range of base, wall and drawer mounted units, solid wood worksurfaces, sink unit with a mixer tap over and drainer. Appliance points, power points, integral double oven, extractor hood above, Integral dishwasher, space for fridge, integrated microwave, radiator, rear and double glazed window, door leading to utility.

Utility Room

Wall and base storage cupboards, space for washing machine and tumble drier, space for fridge freezer, upvc door leading to rear garden.

WC

Low level WC, hand wash basin with mixer tap over, double glazed frosted window with front aspect.

Bedroom One

Power points, radiator, built in wardrobes, door leading to en suite, double glazed window with rear aspect.

En suite

Suite comprising, walk in shower with shower off the mains over, low level WC, hand wash basin with mixer tap over and storage cupboards below, heated towel rail, partly tiled walls, double glazed frosted window with front aspect.

Bedroom Two

Power points, built in wardrobe, radiator, double glazed window with rear aspect.

Bedroom Three

Power points, built in wardrobe, radiator, double glazed window with front aspect.

Bedroom Four

Power points, built in wardrobe, radiator, double glazed window with rear aspect.

Bathroom

Suite comprising of panelled bath with separate taps over, shower off the mains over the bath, low level wc, hand wash basin with mixer taps over and storage below, heated towel rail, tiled walls, frosted double glazed window with front aspect.

Outside

A particular highlight is the landscaped rear garden, which enjoys an attractive open outlook across neighbouring fields. The garden also includes useful outbuildings, including shed, notably a 15 ft x 10 ft workshop with power, ideal for hobbies, storage or practical workspace. There is steps also leading down to a patio area, ideal for entertaining and outdoor eating.

To the front, a generous driveway provides off-road parking for several vehicles and leads to the garage. The outlook over open land further enhances the property's sense of space and privacy.

Local Authority

Gloucester City Council
Council Tax Band D

Tenure

Freehold

Services

Mains Gas, Water, Electricity and Drainage

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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