



# 1 Wadley Close

Gloucester, GL1 3FE

**£525,000**



Murdock & Wasley Estate Agents are delighted to bring to the market this beautifully presented four-bedroom detached family home, ideally positioned within a highly sought-after development, conveniently close to outstanding schools, hospital facilities, and excellent transport links including the train station.

Constructed by Redrow as part of their prestigious Heritage Collection, this property has been thoughtfully designed with classic characteristics and modern family living in mind. It boasts a stylish open-plan kitchen and dining area, complemented by a practical utility room, alongside a spacious and inviting lounge. The well-proportioned bedrooms offer comfortable accommodation throughout, with the principal bedroom benefiting from its own en-suite.

Externally, the property enjoys a tucked-away position at the end of a private road, providing added privacy. There is a generous driveway offering off-road parking for multiple vehicles, a detached garage, and a fully enclosed rear garden, ideal for families and outdoor entertaining.



**Entrance Hall**

Accessed via composite door, power points, radiator, stairs to first floor landing, storage cupboard. Doors lead off:

**Cloakroom**

Suite comprising low level wc and wall mounted wash hand basin with mixer tap over. Radiator, bespoke wall panelling, vinyl flooring, front aspect upvc double glazed window.

**Open Plan Kitchen/ Living Area**

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, eye level double oven/ grill, four ring induction hob with extractor hood over, integral dishwasher and tall fridge/ freezer. Space for dining table, Tv point, two radiators, LVT flooring, rear aspect upvc double window and French doors leading to the garden. Door to:

**Utility**

Base mounted unit, laminate worksurface, stainless steel sink unit with a mixer tap over. Space for washing machine and tumble drier, Worcester gas fired boiler, LVT flooring, side aspect composite door to driveway.

**Lounge**

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

**Landing**

Power points, radiator, access to loft space, wooden to airing cupboard housing the pressurised cylinder. Doors lead off:

**Master Bedroom**

Tv point, power points, radiator, built in wardrobes, bespoke wall panelling, front aspect upvc double glazed window.

**En-Suite**

Suite comprising double shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Shaver point, heated towel rail, vinyl flooring, partly tiled walls, side aspect upvc double glazed window.

**Bedroom Two**

Power points, radiator, built in wardrobes, front aspect upvc double glazed window.

**Bedroom Three**

Power points, radiator, rear aspect upvc double glazed window.

**Bedroom Four**

Power points, radiator, rear aspect upvc double glazed window.

**Bathroom**

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin. Shaver point, heated towel rail, vinyl flooring, side aspect upvc double glazed window.

**Outside**

Tucked away at the end of an exclusive private road, the property enjoys a generous tarmac driveway offering ample off-road parking for multiple vehicles. This leads seamlessly to a detached garage, accessed via an up-and-over door, and enhanced by the convenience of power, lighting, and useful overhead storage, perfect for practical everyday use or additional space.

To the rear of the property is a beautifully presented rear garden designed for both relaxation and entertaining. A generous lawn creates a perfect space for family life, while the stylish paved patio offers an ideal setting for outdoor dining and summer gatherings. Thoughtfully enclosed by timber fencing, the garden provides a safe and secure environment with a real sense of seclusion.

**Tenure & Charges**

Freehold

£230.00 per annum estate mgmt charge.

**Local Authority**

Gloucester City Council  
Council Tax Band: E

**Services**

Mains water, gas, electricity and drainage.

**Awaiting Vendor Approval**

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) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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