



11 Reed Close, Gloucester, GL2 9SG

Asking Price £450,000

Chain free executive detached modern family home tucked away at the end of a small cul-de-sac commanding a large semi private plot for extra privacy.

As you enter, a spacious entrance hall welcomes you, setting a sophisticated tone for the rest of the home. To the right, over looking your front garden is a bay fronted living room. The heart of the home is undoubtedly the upgraded kitchen-diner / family room, which spreads across the back & has been thoughtfully designed to cater to both everyday living and entertaining. Throughout the property, bespoke shuttering adds a touch of elegance and enhances the overall aesthetic.

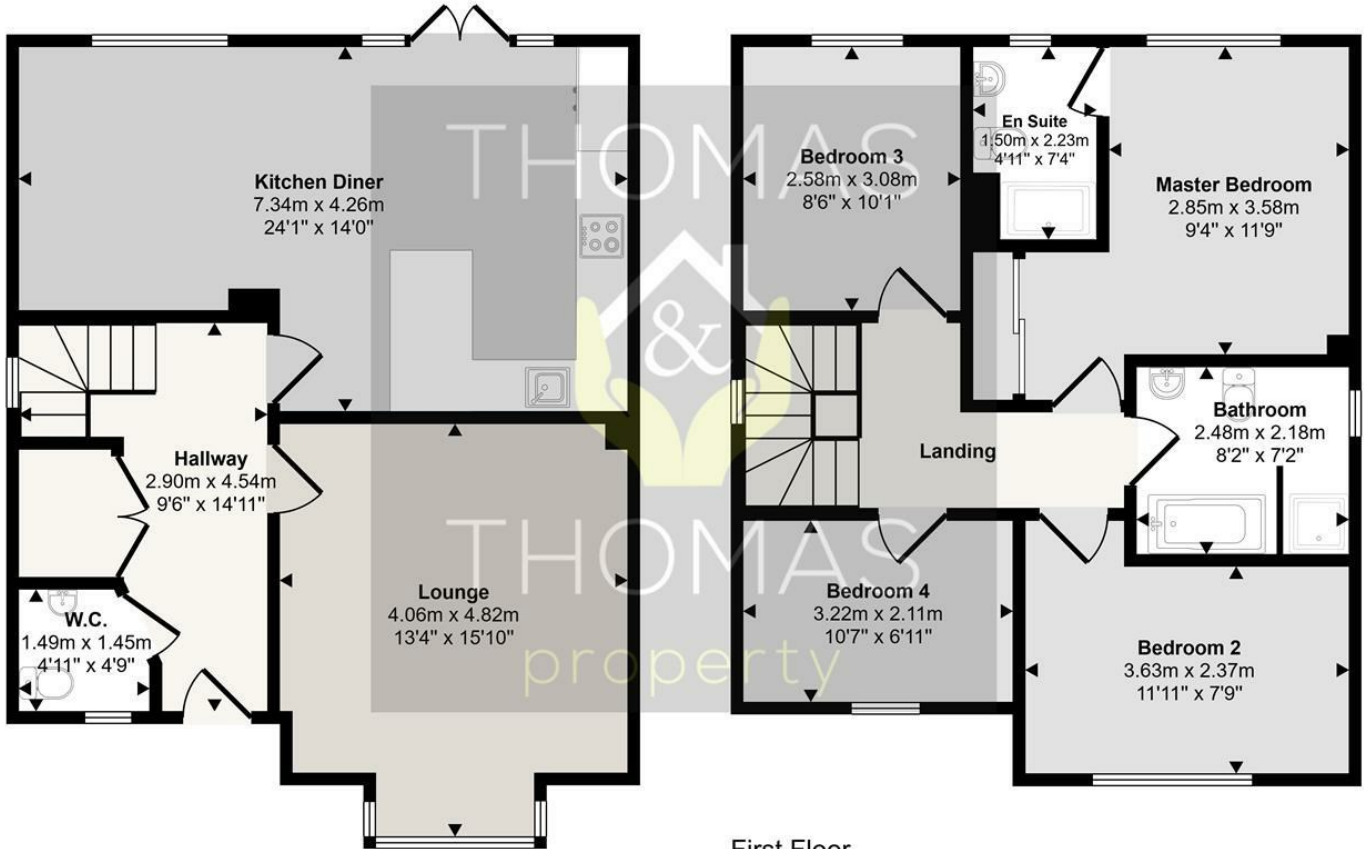
The property boasts four generously sized double bedrooms, ensuring ample space for family and guests alike. The master bedroom benefits from an en-suite shower room, while the remaining bedrooms share a well-appointed family bathroom, complete with a separate shower cubicle for added convenience & down stairs cloakroom.

The exterior of the home is equally impressive, sitting on a large, low-maintenance semi-private plot that provides a sense of seclusion. The front garden offers a welcoming approach, while the spacious outdoor area presents opportunities for relaxation and driveway parking for numerous vehicles leading to a detached garage.

This property is perfect for families seeking a modern, stylish home in a peaceful setting, yet conveniently located near local amenities and transport links. With its many upgrades and thoughtful design, this detached house is a rare find and not to be missed.

- Chain free executive detached modern home
- Tucked away at the end of a small cul-de-sac commanding large plot.
- Upgraded kitchen-diner / family room
- Four generously sized double bedrooms
 - Bay fronted living room.
- Driveway parking for numerous vehicles leading to a detached garage.

Approx Gross Internal Area
118 sq m / 1269 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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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