



**Woodlands, Naas Lane**  
Gloucester

Guide Price **£495,000**

# Woodlands

Naas Lane, Gloucester

Five bedroom DETACHED family home situated on the highly SOUGHT AFTER, NO THROUGH ROAD, Naas Lane. GARAGE & OFF ROAD PARKING for multiple cars. Generous and flexible living accommodation. FIVE BEDROOMS and GENEROUS size reception rooms.

In brief the property comprises of; entrance hall, spacious lounge/diner, kitchen/breakfast room, utility room, downstairs shower room, two double bedrooms and one single bedroom. To the first floor there is an another two double bedrooms and a family sized bathroom.

Externally, the property enjoys a private rear garden, ideal for outdoor dining, relaxation, and family activities. A driveway and garage provide ample off-road parking and additional storage.

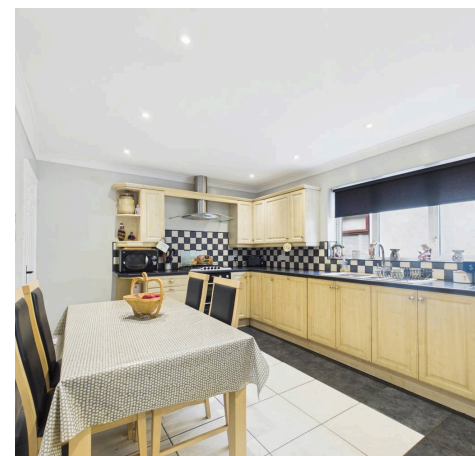
The property enjoys a convenient location with easy access to a wide range of local amenities, including shops, schools, restaurants, and leisure facilities. Excellent transport links are also close at hand, with direct access to the motorway network just a short distance away, making this an ideal choice for commuters seeking both convenience and connectivity.

An exceptional opportunity to acquire a substantial family home in one of the area's most coveted locations. Early viewing is highly recommended.

Council Tax band: E

Tenure: Freehold

- Sought After Location
- Five Bedrooms
- Well Presented Throughout



### Entrance Hall

### Lounge/Diner

24' 4" x 14' 6" (7.42m x 4.42m)

### Kitchen

14' 5" x 10' 9" (4.39m x 3.28m)

### Utility Room

8' 4" x 7' 2" (2.54m x 2.18m)

### Bathroom

9' 11" x 6' 9" (3.02m x 2.06m)

### Bedroom 3

13' 3" x 11' 8" (4.04m x 3.56m)

### Bedroom 4

12' 6" x 11' 8" (3.81m x 3.56m)

### Bedroom 5

10' 2" x 6' 10" (3.10m x 2.08m)

### First Floor Landing

### Bedroom 1

20' 0" x 15' 1" (6.10m x 4.60m)

### Bedroom 2

18' 5" x 15' 2" (5.61m x 4.62m)

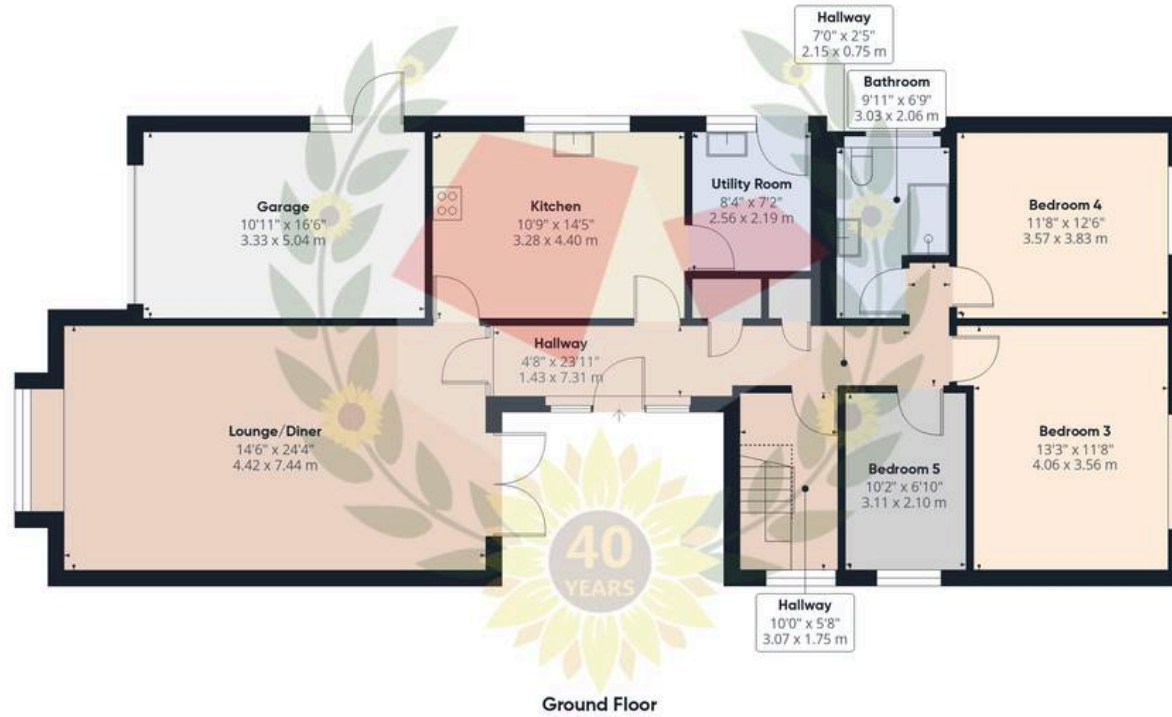
### Bathroom

9' 7" x 6' 11" (2.92m x 2.11m)

### Garage

16' 6" x 10' 11" (5.03m x 3.33m)



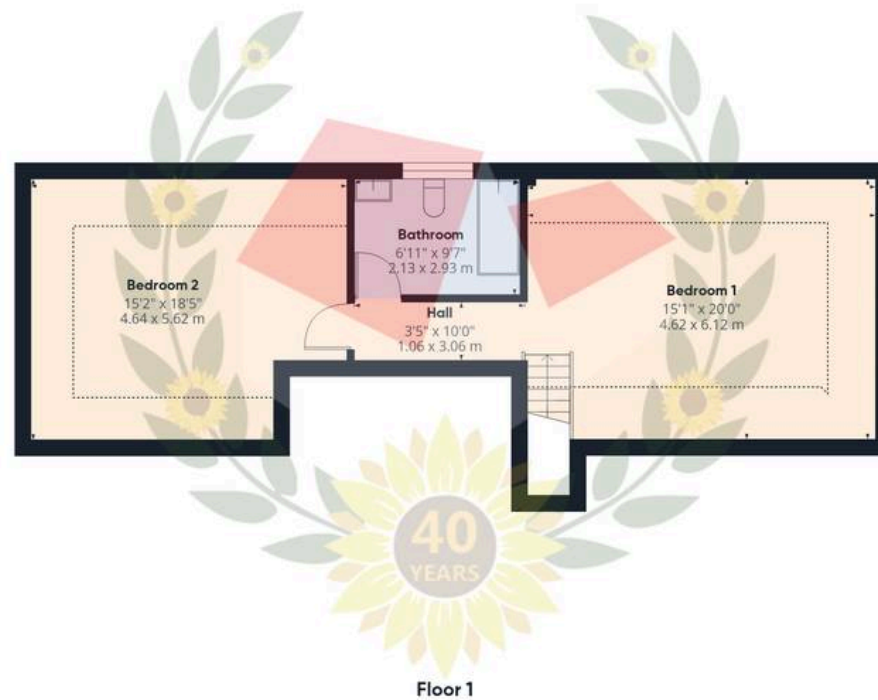


**Approximate total area<sup>(1)</sup>**

2049 ft<sup>2</sup>  
190.5 m<sup>2</sup>

**Reduced headroom**

263 ft<sup>2</sup>  
24.4 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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