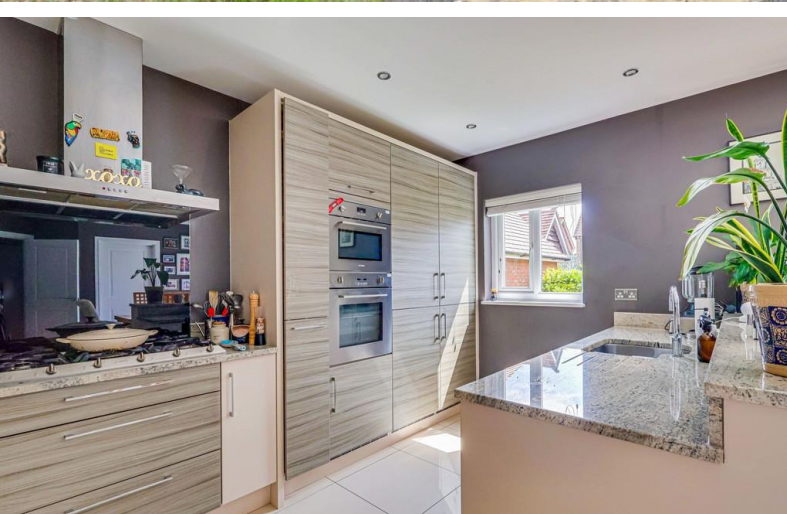


FOR SALE



Bridge Keepers Way, Hardwicke

4 Bedrooms, 3 Bathroom, Detached House

Offers In Excess Of £560,000


MARTIN&CO



Bridge Keepers Way, Hardwicke

4 Bedrooms, 3 Bathroom

Offers In Excess Of £560,000

- Four Double Bedrooms - 2 with ensuite
- Modern Kitchen Diner with doors to the garden
- Close to Open Green Space and Canalside Walks
- 2 Reception Rooms - potential home office/study

DESCRIPTION A well presented detached house in this highly sought-after location, sold with no onward chain a large sitting room, big enough for the whole family to relax as well as entertain, an open plan modern kitchen/dining room, with sliding patio doors opening onto the back garden, upstairs this home boasts four double bedrooms with fitted wardrobes, two with ensuite bathrooms and one family bathroom. Outside is a landscaped back garden that's perfect for outdoor relaxation and entertaining. A side gate leads to the front driveway, with parking for up to 2 vehicles in front of the double garage with electric door. There is also an EV charger installed. CTax E, EPC- C (NB there is an annual estate charge of £120)

BEDROOM Large double bedroom with ensuite bathroom

BEDROOM Second bedroom with ensuite bathroom

BEDROOM Third bedroom

BEDROOM Fourth bedroom with fitted wardrobes

BATHROOM Large family bathroom

KITCHEN/BREAKFAST ROOM Large modern kitchen

SITTING ROOM Family sized sitting room

GARAGE Double garage with EV charger

GARDEN Generous garden with space for relaxation

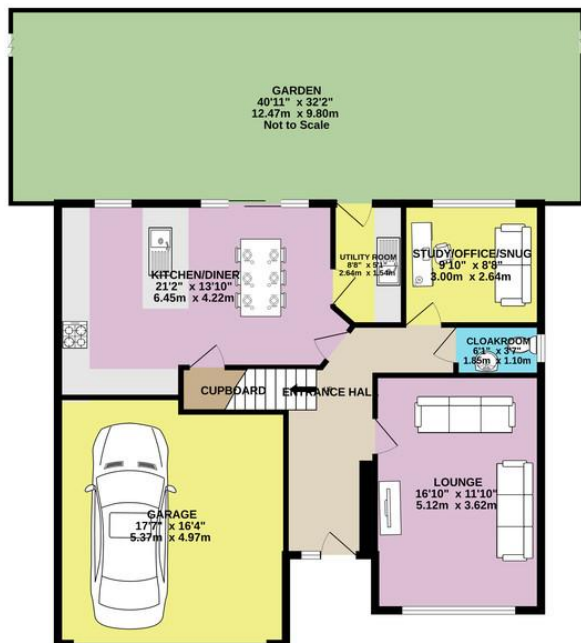




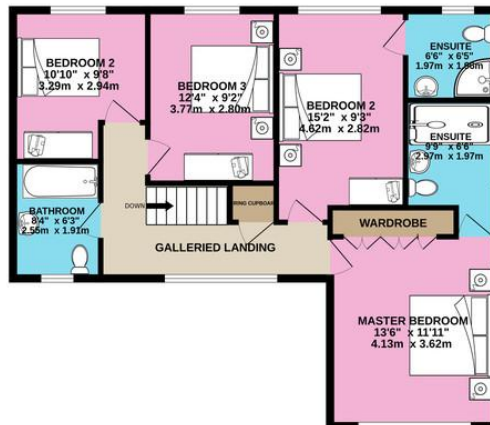


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



4 BED, 3 BATH, DETACHED HOUSE WITH DOUBLE GARAGE

TOTAL FLOOR AREA: 1801 sq.ft. (167.3 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.