



## 4 Dadford Close, Gloucester, GL2 4BP

Offers Over £500,000

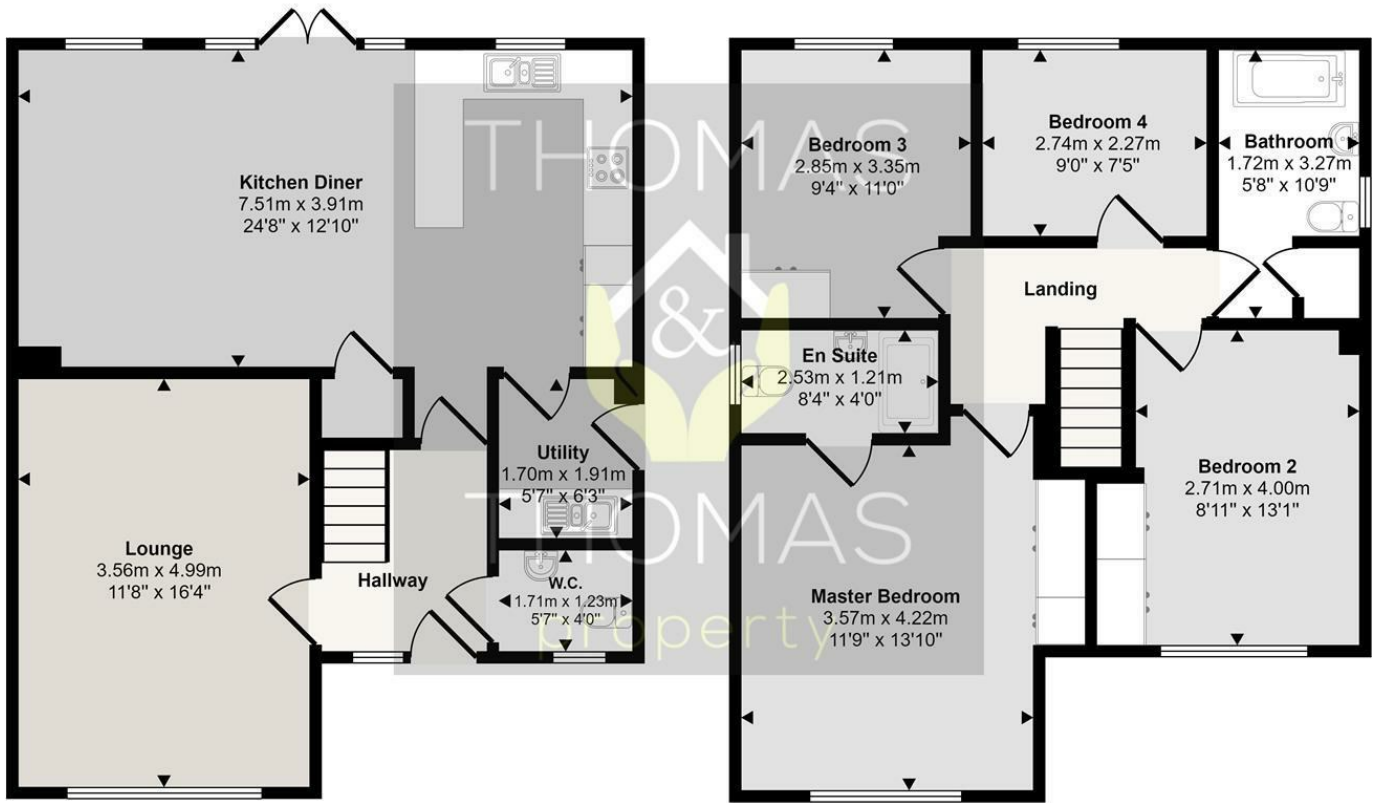
Situated on the sought after Sellars Bridge development in the village of Hardwicke, this beautifully presented four bedroom executive family home is located within easy reach to Hardwicke Primary School and if your looking for good commuting links, its only a short drive to join the M5, both North and South bound. The property was originally constructed by Redrow and was part of the heritage collection boasting high spec appliances, taller ceilings and open plan living. Adjacent to the development is the Sharpness Canal where you are able to walk both south and North into Gloucester Quays should you wish.

Inside the main focal point to this family home is its open plan kitchen/dining room which spans the full width of the property complete with high spec appliances and sliding doors into its south facing rear garden. Further to this is a separate utility, cloakroom and a lounge. Upstairs are four generous bedrooms, three fitted with wardrobes an en-suite shower room and an additional family bathroom. The property further benefits from a garage, driveway parking and a low maintenance rear garden.

A full virtual tour can be found online so please take a walk around and contact us today to book your viewing

- Four Bedrooms
  - En-Suite
- Redrow Development
  - Detached
- Garage With Driveway
- Immaculate Throughout

Approx Gross Internal Area  
124 sq m / 1335 sq ft



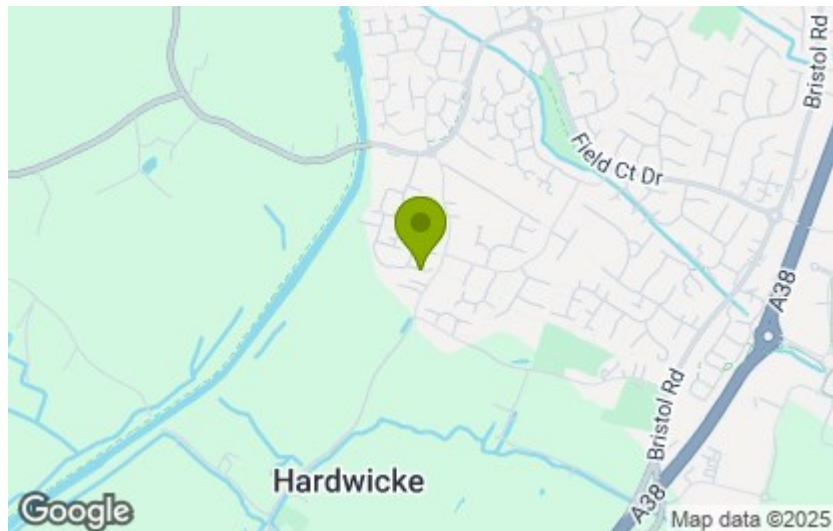
Ground Floor  
Approx 62 sq m / 662 sq ft

First Floor  
Approx 63 sq m / 673 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                    |  |
|---------------------------------------------|--|
|                                             |  |
| Very energy efficient - lower running costs |  |
| (92 plus) A                                 |  |
| (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 <sub>2</sub> ) Rating                  |  |
|-----------------------------------------------------------------|--|
|                                                                 |  |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |
| England & Wales                                                 |  |
| 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.