

HUNTERS®

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Hunts Grove Drive

Hardwicke, Gloucester, GL2 4BH

Asking Price £595,000



Council Tax: F



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Hunters Estate Agents are delighted to offer for sale, this exceptional four bedroom detached stone built family home, benefitting from many upgrades complete with a private double garage.

This fine luxury property offers impressive rooms throughout, but it is the quality of the fittings and general presentation and decor which sets this house apart. The current owners paid extra for additional high-quality fittings in the kitchen and bathrooms, and the investment has paid off, this must be the most impressive house on the development. The largest investment has been in the side and rear gardens. The outdoor space is outstanding. The patio has been re-laid and extended to the entire rear garden and a majority of the side plot. A recently fitted wooden pagoda with a bamboo roof, power and lighting is large enough to host a six-seater table and chairs in comfort. The garden which enjoys a high degree of privacy and can also be enjoyed from a large dwarf wall style conservatory.

Accommodation includes: A large 22' living room, a separate dining room and a 22' kitchen/breakfast room with separate utility room. A 14' conservatory and ground floor wc complete the ground floor layout.

On the first floor, the main bedroom has a separate dressing area and a dedicated en-suite. Bedroom two also boasts of its own en-suite with two further bedrooms being serviced by the family bathroom.

Finally, the double garage has two individual access doors, mains power and light, under eave storage and a rear pedestrian door.

Hunts Grove Drive is an exceptional location with a short 2-minute walk to a small wooded recreational area (ideal for a leisurely dog walk) and the local Hunts Grove primary school. Opposite, is the Acorn Edge Park and play area. The local cricket club and tennis club are all within easy walking distance and further shopping and leisure facilities are accessible at Hardwick and Quedgeley.

This fabulous house comes highly recommended.

- **Luxury Four Bedroom/Three Bathroom Detached Crest Nicholson Home**
- **Extensive External Professional Landscaping**
- **Just Two Miles from M5 Junction 12**
- **Close to Local Cricket Club and Waterwells Sports Centre**
- **Ultra Efficient EPC Rating of 'B'**
- **Many Upgrades and Improvements Throughout**
- **Double Garage and Extensive Driveway**
- **Close to Four Infant Schools and Homleigh Park High School**
- **Offered for Sale with No Onward Chain**
- **Tenure - Freehold | Council Tax Band F (Estimated cost £3,422.42 per year)**

Living Room

22'0" x 12'0" (6.71 x 3.66)

Kitchen / Breakfast Area

22'3" x 12'0" (6.80 x 3.68)

Dining Room

13'1" x 9'0" (4.00 x 2.76)

WC

5'3" x 3'2" (1.62 x 0.98)

Utility Room

6'5" x 4'3" (1.97 x 1.32)

Bedroom One

9'8" x 12'1" (2.96 x 3.70)

En-Suite (B1)

7'2" x 7'8" (2.20 x 2.35)

Bedroom Two

11'0" x 11'6" (3.36 x 3.52)

En-Suite (B2)

4'0" x 7'10" (1.23 x 2.39)

Bedroom Three

12'1" x 6'10" (3.69 x 2.09)

Bedroom Four

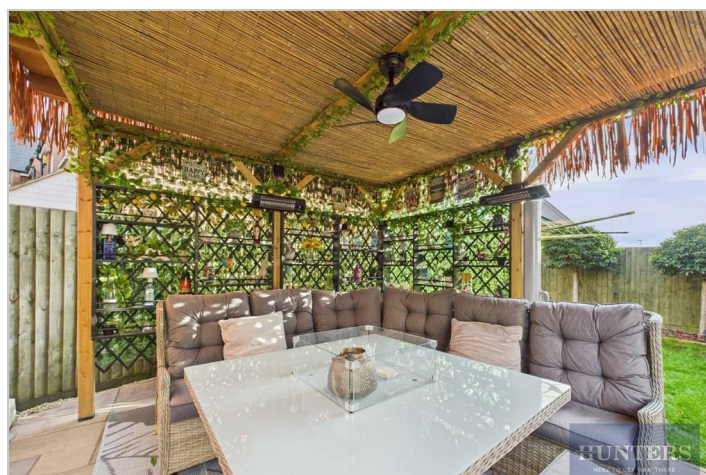
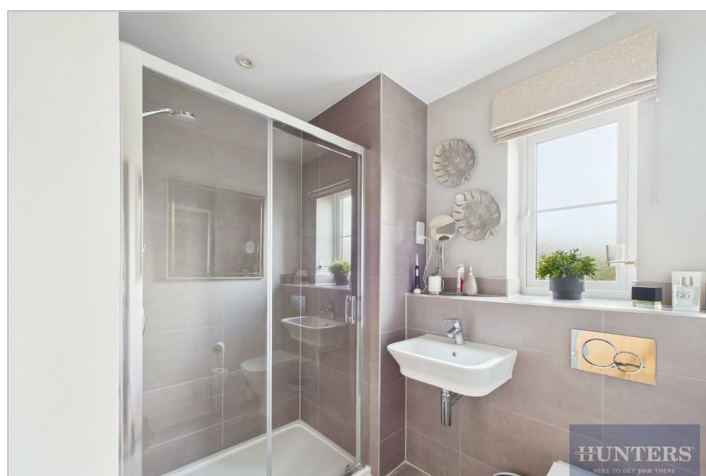
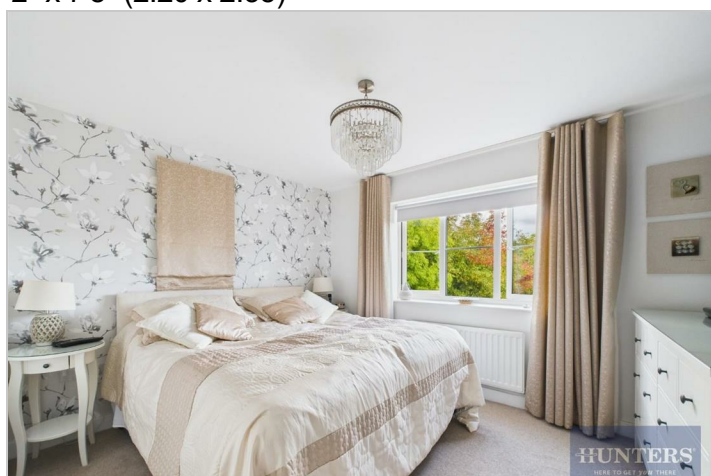
10'8" x 8'8" (3.26 x 2.66)

Bathroom

5'8" x 7'10" (1.75 x 2.40)

Sunroom

11'0" x 14'9" (3.37 x 4.50)



Road Map



Hybrid Map



Terrain Map



Floor Plan

