



## Haresfield Lane, Hardwick, Gloucester

£1,475 PCM

Book your slot to not miss out!

There's nothing complicated about The Magnolia, it's a beautifully simple home that's designed to cater to all your family's needs.

You'll instantly be greeted by a bright yet cosy living area that seamlessly flows into the modern kitchen and dining space. Adorned with sleek worktops and integrated appliances, the kitchen exudes contemporary charm. The patio doors gracefully connect you to the great outdoors, creating an enjoyable indoor-outdoor living experience. To top it off, there is a downstairs WC and separate storage cupboard.

Moving upstairs, two of the three bedrooms offer ample space for double beds, and the master bedroom enjoys the luxury of its very own en-suite too! The third bedroom would make for a perfect children's bedroom or home office.

Completing this floor is a tastefully finished three-piece family bathroom, complete with an overhead shower and contemporary neutral tiling. An ideal sanctuary to get ready for the day or to relax and de-stress.

Outside, you'll have a private driveway, as well as front and rear gardens, completing the picture of this modern well-designed home.

Welcome to a vibrant new community at Oaklands, Hunts Grove in Hardwick! Nestled on the doorstep of the city of Gloucester, this brand-new collection of 3 and 4 bedroom homes is a dream come true.

Nearby there are schools, supermarkets, shops, a doctor's surgery, and community facilities. Gloucester railway station runs services to London Paddington, Bristol, Worcester, and Cardiff and buses operate regularly from Quedgeley to the city centre.



34 Haresfield Lane, Hardwicke, Gloucester, GL2 4EX



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-125 kWh/m <sup>2</sup> (A)	100-125 kWh/m <sup>2</sup> (A)	100-125 g/m <sup>2</sup> (A)	100-125 g/m <sup>2</sup> (A)
126-150 kWh/m <sup>2</sup> (B)	126-150 kWh/m <sup>2</sup> (B)	126-150 g/m <sup>2</sup> (B)	126-150 g/m <sup>2</sup> (B)
151-175 kWh/m <sup>2</sup> (C)	151-175 kWh/m <sup>2</sup> (C)	151-175 g/m <sup>2</sup> (C)	151-175 g/m <sup>2</sup> (C)
176-200 kWh/m <sup>2</sup> (D)	176-200 kWh/m <sup>2</sup> (D)	176-200 g/m <sup>2</sup> (D)	176-200 g/m <sup>2</sup> (D)
201-225 kWh/m <sup>2</sup> (E)	201-225 kWh/m <sup>2</sup> (E)	201-225 g/m <sup>2</sup> (E)	201-225 g/m <sup>2</sup> (E)
226-250 kWh/m <sup>2</sup> (F)	226-250 kWh/m <sup>2</sup> (F)	226-250 g/m <sup>2</sup> (F)	226-250 g/m <sup>2</sup> (F)
251-300 kWh/m <sup>2</sup> (G)	251-300 kWh/m <sup>2</sup> (G)	251-300 g/m <sup>2</sup> (G)	251-300 g/m <sup>2</sup> (G)