



4 Lutra Close

Hardwicke, Gloucester, GL2 4EL

Offers in excess of £525,000



Murdock & Wasley Estate Agents are pleased to present this beautifully designed four-bedroom detached family home, built by David Wilson Homes in 2019.

Located at the end of a private road on a corner plot with a double garage, this home welcomes you with an elegant hallway. It features spacious and versatile spaces, including an open-plan kitchen/diner and family room with French doors to the garden, and a dual-aspect lounge and study to the front.

Upstairs, there are four spacious bedrooms, including a master bedroom with en suite, plus a family bathroom with both a bath and shower.



Entrance Hall

Accessed via composite door, power points, telephone point, radiator, laminate flooring, stairs to first floor landing, storage cupboard, front aspect upvc double glazed window. Doors lead off:

Cloakroom

Low level wc, vanity wash hand basin with a mixer tap over, radiator, partly tiled walls, tiled flooring.

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, ceramic sink unit with a mixer tap over. Appliance points, power points, eye level double oven/ grill, five ring gas hob with an extractor hood over. Integral dishwasher, space for American fridge/ freezer and dining table, breakfast bar with storage beneath. Partly tiled walls, feature lighting, inset ceiling spotlights, Tv point, laminate flooring, rear aspect upvc double glazed window and French doors leading to the garden.

Family Room

Tv point, power points, radiator, feature media wall, laminate flooring, rear aspect upvc double glazed French doors.

Utility

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, integral washing machine, space for tumble drier, radiator, laminate flooring, partly tiled walls, side aspect composite double glazed door leading to the garden.

Lounge

Tv point, telephone point, power points, two radiators, bespoke wall panelling, two front aspect upvc double glazed windows.

Study

Power points, radiator, laminate flooring, front aspect upvc double glazed window.

Landing

Power points, radiator, wooden to airing cupboard housing the pressurised cylinder, access to loft space, front aspect upvc double glazed winow. Doors lead off:

Master Bedroom

Tv point, power points, radiator, built in wardrobes with shelving and hanging rails, two front aspect upvc double glazed window.

En-Suite

Suite comprising panelled bath, step in shower cubicle with shower off the mains,

low level wc, pedestal wash hand basin with a mixer tap over. Heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights, rear aspect upvc double glazed window.

Bedroom Two

Tv point, power points, radiator, two front aspect upvc double glazed windows.

Bedroom Three

Power points, radiator, built in wardrobe with mirror fronted doors, two rear aspect upvc double glazed windows.

Bedroom Four

Power points, radiator, two front aspect upvc double glazed windows.

Bathroom

Suite comprising panelled bath, step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin with a mixer tap over. Heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights, side aspect upvc double glazed window.

Outside

Nestled at the end of a private driveway, this property boasts an impressive position and generous plot size, providing ample off-road parking for multiple vehicles. The tarmac driveway leads to a detached double garage equipped with electric doors, power, lighting, and a convenient personnel door that opens to the rear garden.

The rear garden is fully enclosed with wooden panel fencing and features a flagstone patio ideal for outdoor dining, raised flower beds, and a level lawn bordered by mature trees and shrubs. Additional amenities include a timber shed, outdoor lighting, a water tap, and side access on both sides of the property.

Tenure & Charges

Freehold

Estate Management Fee: £102.88 per annum

Services

Mains water, gas, electric and drainage.

Local Authority

Stroud District Council

Council Tax Band: E

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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