



28 Brambling Way

Hardwicke, Gloucester, GL2 4DS

£505,000



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

Situated at the end of a private road, this exceptional home boasts a garage and a welcoming, elegant hallway. The ground floor offers spacious and versatile living, featuring an open-plan kitchen/diner with French doors leading to the garden & utility room. Additionally, a spacious lounge and a front-facing study provide further flexibility.

Upstairs, you will find four generously sized bedrooms, including a master suite with an en suite bathroom. The family bathroom is well-appointed, offering both a bath and a separate shower.



Entrance Hallway 16'7 x 5'3 (5.05m x 1.60m)

Approached via double glazed front door, laminate flooring, radiator, power points, stairs to first floor, doors leading to cloakroom, lounge, study & open plan kitchen/diner.

Cloakroom 5'1 x 5'0 (1.55m x 1.52m)

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, radiator, towel rail, laminate flooring, under stairs storage cupboard.

Study 9'4 x 7'4 (2.84m x 2.24m)

Upvc double glazed window to front, radiator, laminate flooring, power points.

Lounge 17'6 x 12'0 (5.33m x 3.66m)

Upvc double glazed bay window to front, television point, radiator, power points.

Open Plan Kitchen/Diner 19'11 x 15'2 (6.07m x 4.62m)

Upvc double glazed windows to rear & Upvc double glazed french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, built in fridge/freezer & dishwasher, radiator, laminate flooring, recessed down lights, door to;

Utility Room 8'2 x 5'3 (2.49m x 1.60m)

Upvc double glazed door to rear, eye & base level units with roll edge work tops, wall mounted combination boiler, sink/drain, built in washing machine, laminate flooring, radiator.

First Floor Landing 12'11 x 10'6 (3.94m x 3.20m)

Upvc double glazed window to side, radiator, access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1 12'8 x 12'0 (3.86m x 3.66m)

Upvc double glazed windows to front, radiator, power points, built in wardrobes. door to:

En-Suite 7'1 x 4'5 (2.16m x 1.35m)

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, towel rail, recessed down lights.

Bedroom 2 14'4 x 10'1 (4.37m x 3.07m)

Two Upvc double glazed windows to rear, radiator, power points.

Bedroom 3 13'4 x 9'5 (4.06m x 2.87m)

Two Upvc double glazed windows to front, radiator, power points.

Bedroom 4 10'1 x 7'4 (3.07m x 2.24m)

Upvc double glazed windows to rear, radiator, power points.

Bathroom 8'8 x 7'7 (2.64m x 2.31m)

Upvc frosted double glazed window to rear, panelled bath, separate shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

Rear Garden

An enclosed beautifully maintained garden which is laid mainly to Italian Porcelain flooring, gated side access, door leading to directly to the garage. Cold water tap.

Garage

Accessed via electric garage door, power & lighting.

Tenure

Freehold. Please note there is an annual service charge (owners paid £48.02 in 2024)

Services

Mains water, gas, electricity & drainage.

Local Authority

Stroud District Council- Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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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