



22 Sowthistle Drive

Hardwicke, Gloucester, GL2 4DX

£350,000



Murdock and Wasley Estate Agents are delighted to welcome to the market this immaculately presented four bedroom terraced house. Situated in the popular Hunts Grove Development, the property offers easy access to local amenities, an excellent primary school and fantastic transport links, including Junction 12 of the M5.

Spread across three floors, this spacious and versatile home is ideal for modern family living. It boasts an open plan kitchen and dining area, four generously sized bedrooms, two of which feature en-suite shower rooms. Completing the property is a low-maintenance enclosed rear garden, perfect for relaxation, as well as a garage and off-road parking for added convenience.



Entrance Hall

Accessed via composite door, power points, radiator, decorative wall panelling, door to understairs storage cupboard, stairs to first floor landing, laminate flooring. Doors lead off:

Lounge

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

Cloakroom

Low level wc, pedestal wash hand basin with tiled splashback, radiator, laminate flooring, front aspect upvc frosted double glazed window.

Kitchen/Diner

Range of base, drawer and wall mounted units, one and half bowl sink unit with mixer tap over, laminate worksurfaces. Appliance points, power points, four ring gas hob with extractor hood over, integral cooker, fridge/freezer, washing machine and dishwasher. Ideal Logic Boiler, space for dining table and chairs, radiator, laminate flooring, rear aspect upvc double glazed window and French doors leading to the garden.

First Floor Landing

Power points, decorative wall panelling. Doors lead off:

Bedroom Two

Power points, radiator, fitted wardrobe, rear aspect upvc double glazed window. Door to:

En-Suite

Suite comprising double step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin, radiator, partly tiled walls, tiled flooring.

Bedroom Three

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Four

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

Bathroom

Suite comprising panelled bath with separate taps over, low level wc, pedestal wash hand basin, radiator, partly tiled walls, laminate flooring, front aspect upvc frosted double glazed window.

Second Floor Landing

Power points, decorative wall panelling, door to storage cupboard. Door to:

Bedroom One

Power points, two radiators, fitted wardrobe, decorative wall panelling, access to loft space, velux roof window, front aspect upvc double glazed window. Door to:

En-Suite

Suite comprising double step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin, radiator, partly tiled walls, laminate flooring, two velux roof windows.

Outside

A flagstone pathway at the front of the property leads to the front door, which is sheltered by a canopy and surrounded by neatly maintained shrubs and greenery.

At the rear of the property, you'll find a beautifully maintained, south facing garden. It boasts a spacious patio, ideal for outdoor furniture and entertaining, which seamlessly extends onto a low maintenance, flat laid lawn. A pathway runs alongside, leading to a side wooden gate that provides convenient access to the garage and off road parking.

Tenure

Freehold

Services

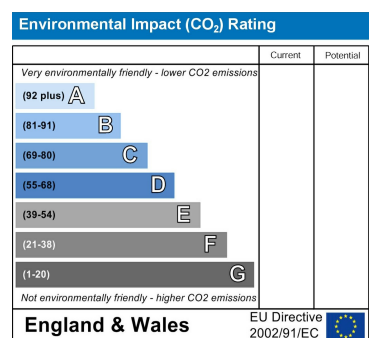
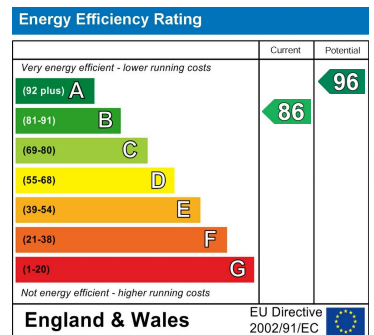
Mains water, gas, electricity & drainage.

Local Authority

Stroud District Council
Council Tax Band: D

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.



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.

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