



7 Elmgrove Road West

Hardwicke, Gloucester, GL2 4PU

£550,000



Murdock & Wasley Estate Agents are delighted to present this heavily extended and superbly presented four-bedroom semi-detached house, situated in a highly sought-after location with excellent transport links.

Set on a generous plot exceeding a quarter of an acre, this exceptional property has been thoughtfully enhanced by its current owners to provide spacious and versatile accommodation. The home features four reception rooms, a master bedroom with an en-suite, and three further double bedrooms, offering ample space for modern family living.

Externally, the property boasts a large driveway providing extensive off-road parking, along with a substantial garden. A detached double garage also offers additional potential and is ready to be completed to the new owner's specifications.



Entrance Hall

Accessed via upvc double glazed door, power points, tiled flooring with underfloor heating, inset ceiling spotlights, stairs to first floor landing, under stairs storage cupboard. Doors lead off:

Shower Room

Suite comprising low level wc, vanity wash hand basin with circular sink, access into disabled friendly shower with waterfall shower head and steam setting. Partly tiled walls, tiled flooring with underfloor heating, inset ceiling spotlights, stainless steel heated towel rail, side aspect upvc double glazed window.

Kitchen/ Diner

Range of base, wall and drawer mounted units, Quartz worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, two eye level oven/ grills, five ring induction hob with extractor hood over, integral microwave, dishwasher and fridge. Space for American fridge/ freezer and dining table, breakfast bar, tiled flooring with underfloor heating. Tv point, feature sky lantern, two rear aspect upvc double glazed windows and bi-folding doors leading to the garden. Door to:

Utility

Range of base and wall mounted units, laminate worksurfaces, circular sink unit with mixer tap over. Appliance points, power points, space for washing machine and tumble drier. Worcester gas fired boiler, tiled flooring with underfloor heating, side aspect upvc double glazed window. wooden door to airing cupboard housing the pressurised cylinder.

Lounge

Tv point, power points, tiled flooring with underfloor heating, bespoke storage cupboards, feature fireplace, decorative ceiling with feature lighting.

Sitting Room

Tv point, telephone point, power points, tiled flooring with underfloor heating, bespoke storage cupboards, feature fireplace with brick surround and wooden mantle, decorative ceiling with feature lighting, front aspect upvc double glazed window.

Study

Data points, power points, tiled flooring with underfloor heating, inset ceiling spotlights, front and side aspect upvc double glazed window.

Landing

Power points, inset ceiling spotlights. Doors lead off:

Master Bedroom

Tv point, power points, radiator, built in wardrobes, velux roof light, rear aspect upvc double glazed window and door with Juliette balcony. Door to:

En-Suite

Suite comprising corner shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Partly tiled walls, heated towel rail, inset ceiling spotlights, side aspect upvc double glazed window.

Bedroom Two

Tv point, power points, radiator, built in wardrobes with mirror front doors, inset ceiling spotlights, front aspect upvc double glazed window.

Bedroom Three

Tv point, power points, radiator, built in wardrobes, inset ceiling spotlights, two rear aspect upvc double glazed windows. Door to loft room.

Bedroom Four

Tv point, power points, radiator, built in wardrobes and drawers, inset ceiling spotlights, front aspect upvc double glazed window.

Bathroom

Suite comprising freestanding bath, step in shower cubicle with shower off the mains, his and hers sink unit with storage below, low level wc, partly tiled walls, tiled flooring, heated towel rail, inset ceiling spotlights, side aspect upvc double glazed window.

Loft Rooms

Accessed via a half stair case from bedroom two. Power points, radiator, inset ceiling spotlights, eaves storage, Velux roof light.

Outside

At the front of the property, there is a neatly maintained lawn area, bordered by a gravelled driveway that offers generous off-road parking for multiple vehicles. The driveway extends along the side of the house, leading to a set of double wooden gates that provide secure access to the rear garden.

To the rear of the property, a beautifully laid Indian sandstone patio provides an ideal space for outdoor dining and entertaining, complete with feature lighting and a convenient outside tap. The patio steps down to a spacious, level lawn, perfect for children to play. To one side, the gravelled driveway continues towards the end of the garden, where you'll find a selection of mature trees and an unfinished double garage, offering an excellent opportunity for completion to suit individual needs.

Tenure

Freehold

Local Authority

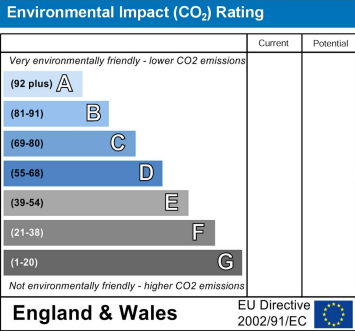
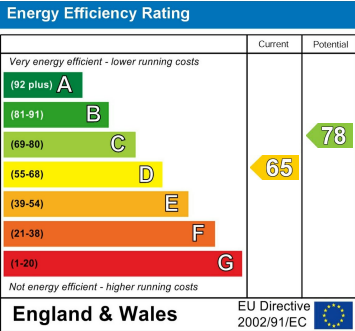
Stroud District Council
Council Tax Band: E

Services

Mains water, gas, electricity and drainage.

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.



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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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