



9 Siskin Way

Hardwicke, Gloucester, GL2 4DR

£450,000



Murdock and Wasley Estate Agents are thrilled to present this attractive four double bedroom detached family home, finished to an immaculate standard, in the highly sought-after Hunts Grove area.

Upgraded throughout, this stunning home boasts bright and modern living spaces, including a spacious lounge with French doors opening onto a beautifully maintained rear garden, and a stylish open-plan kitchen and dining area featuring solid granite worktops, integrated appliances, and high-quality Karndean flooring across much of the ground floor. A versatile garden room complete with power, lighting, data, and heating provides the ideal space for a home office or studio. Further benefits include a garage, off-road parking for multiple vehicles, and the added reassurance of an NHBC warranty. Conveniently located close to excellent transport links, local amenities, and schools, this home is perfect for families seeking luxury, comfort, and practicality.



Entrance Hall

Accessed via upvc double glazed door, wall mounted radiator, Kardean flooring, stairs to first floor landing. Doors lead off:

Wash Cloakroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, wall mounted radiator, wall mounted vanity mirror, partly tiled walls, Kardean flooring.

Lounge

Television point, data point, power points, wall mounted radiator, engineered oak flooring, front aspect upvc double glazed window, rear aspect upvc double glazed french door leading to garden.

Kitchen / Diner

Range of wall, base and drawer mounted units, solid granite worksurface, upstands and windowsills, eye level double self-cleaning pyrolytic oven/grills, five ring gas hob with extractor hood above, one and a half inset bowl granite sink and drainer with mixer tap over. Appliance points, power points, wall mounted radiator. Integrated full height fridge, full height freezer and dishwasher. space for dining table. Kardean flooring, front and rear aspect upvc double glazed windows. Door to:

Utility Room

Range of base mounted units, laminate worksurfaces, space for washing machine and tumble dryer. Appliance points, power points, wall mounted radiator, rear access upvc double glazed door leading to garden.

Landing

Power points, access to loft via hatch. Doors lead off:

Bedroom One

Television point, power points, wall mounted radiator, built in wardrobes, space for super king bed, rear aspect upvc double glazed window. Door leads off:

Ensuite

Suite comprising low level wc, double step in cubicle with shower over, wall mounted wash hand basin with mixer tap over, wall mounted vanity unit, wall mounted heated towel rail, partly tiled walls, Kardean flooring, inset ceiling spotlights, tiled flooring, rear aspect frosted upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, space for super king bed, rear aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, space for king size bed, front aspect upvc double glazed window.

Bedroom Four

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

Bathroom

Suite comprising low level wc, panelled bath with shower over, wall mounted wash hand basin with mixer tap over, wall mounted vanity unit, wall mounted heated towel rail, inset ceiling spotlights, Kardean flooring, front aspect frosted upvc double glazed window.

Garage

Accessed via up'n'over door with power and lighting. Personnel door leads to the garden

Outside

To the front of the property a porcelain path leads to the front door, surrounded by a garden enclosed by wrought iron railings. A bloc paved driveway provides parking for at least two vehicles directly in front of the garage. A wooden gate provides access to the rear.

To the rear of the a garden mainly laid to lawn is bordered by flower beds and enclosed by wooden fencing. Further features include and a snug space laid to decorative stone, a patio providing space for garden furniture, a fish pond and a raised decked area in front of the garden room.

Garden Room

Television point, data point, power points, two wall mounted heaters, inset ceiling spotlights, side aspect upvc double glazed window, front aspect upvc double glazed windows and french door leading to garden.

Tenure & Charges

Freehold.

Estate Charge: Circa £220 pa.

Estate Management Company: Preim

Services

Local Authority

Stroud District Council

Tax Band: E

Awaiting Vendor Approval

These 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	84	
(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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