



## 7 Shorn Brook Close

Hardwicke, Gloucester, GL2 4AX

**Offers in excess of £550,000**



Murdock & Wasley Estate Agents are proud to bring to the market this exceptionally presented detached family home, built by David Wilson Homes, and offering both luxury and versatility. Located in a sought-after position with a picturesque open outlook, this home also boasts a self-contained one-bedroom annex—ideal for multigenerational living, guests, or home office use.





#### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, under stairs storage cupboard, stairs to first floor, laminate flooring, doors to lounge, study, cloakroom & open plan kitchen/breakfast area.

#### Living Room 16'6 x 12'5 (5.03m x 3.78m)

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

#### Study 9'8 x 8'1 (2.95m x 2.46m)

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

#### Cloakroom

Low level wc & pedestal wash hand basin, towel rail.

#### Open Plan Kitchen/Breakfast Room 20'0 x 11'4 (6.10m x 3.45m)

Upvc double glazed windows to rear, eye & base level units with roll edge work surfaces, sink/drainage, electric double oven with separate gas hob & hood, space for fridge/freezer, radiator, power points, recessed down lights, laminate flooring, opening to family room & dining area, door to utility.

#### Dining Area 10'3 x 10'2 (3.12m x 3.10m)

Laminate flooring, opening into family area.

#### Family Room 17'5 x 11'9 (5.31m x 3.58m)

Upvc double glazed french doors to side & rear, Upvc double glazed windows to rear & side, two sky lights, power points, recessed down lights, tiled flooring.

#### Utility Room 6'2x 5'4 (1.88mx 1.63m)

Upvc double glazed door to side, base level units with roll edge work surfaces, sink/drainage, plumbing for washing machine & tumble dryer.

#### First Floor Landing

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

#### Bedroom 1 15'4 x 11'6 (4.67m x 3.51m)

Two Upvc double glazed windows to rear, radiator, power points, built in wardrobes, door to:

#### En-Suite 7'2 x 6'4 (2.18m x 1.93m)

Upvc double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, tiled walls, laminate flooring, towel rail, extractor fan.

#### Bedroom 2 11'6 x 9'8 (3.51m x 2.95m)

Upvc double glazed windows to rear, radiator, power points, built in wardrobe.

#### Bedroom 3 12'6 x 9'8 (3.81m x 2.95m)

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

#### Bedroom 4 12'2 x 8'1 (3.71m x 2.46m)

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

#### Family Bathroom 8'7 x 8'4 (2.62m x 2.54m)

Upvc frosted double glazed window to side, shower cubicle, paneled bath, low level wc & pedestal wash hand basin, tiled walls & floor, towel rail.

#### Rear Garden

A beautifully maintained garden which is partly paved, mainly laid to lawn, raised decking area, cold water tap, flower & shrub borders, gated side access, door to:

#### One Bedroom Annex

#### Lounge 12'8 x 7'8 (3.86m x 2.34m)

Approached via Upvc double glazed front door, Upvc double glazed window to front, television point, radiator, power points. door to bedroom & shower room.

#### Bedroom 12'6 x 7'10 (3.81m x 2.39m)

Upvc double glazed windows to front, radiator, power points, storage cupboard.

#### Shower Room

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin.

#### Tenure

Freehold. There is no management charge.

#### Local Authority

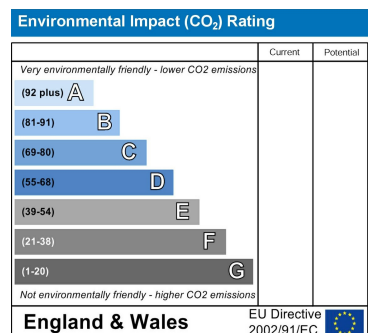
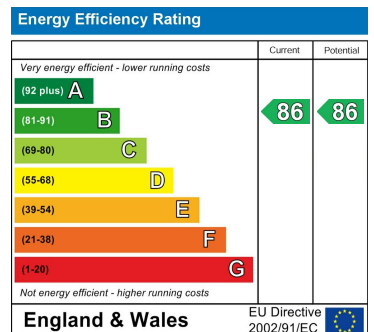
Gloucester City Council- Band E

#### Services

Mains water, gas, electricity & drainage.

#### 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.



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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