



3 The Plantation

Hardwicke, Gloucester, GL2 4SP

£530,000



We are delighted to bring to the market this executive four double bedroom detached home, located on the ever-popular Plantation development in the heart of Hardwicke village. Built by Westbury Homes to the sought-after 'Forge' design, this spacious property offers exceptional family living.

The well-proportioned accommodation comprises: an impressive entrance hall, cloakroom, generous lounge, formal dining room, and a large kitchen/family room – perfect for modern living – along with a separate utility room.

Upstairs, you'll find four double bedrooms, with en-suites to both the master and second bedrooms, plus a well-appointed family bathroom.



Entrance Hallway 15'9 x 8'6 (4.80m x 2.59m)

Approached via double glazed front door, radiator, power points, stairs leading to first floor with under stairs storage cupboard, doors to cloakroom, lounge, dining room & open plan Kitchen/Diner.

Cloakroom 5'3 x 4'7 (1.60m x 1.40m)

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

Lounge 21'4 x 11'3 (6.50m x 3.43m)

Upvc double glazed windows to front & Upvc double glazed french doors to rear, television point, two radiators, power points.

Dining Room 13'4 x 10'8 (4.06m x 3.25m)

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

Open Plan Kitchen/Breakfast Room 22'5 x 15'1 (6.83m x 4.60m)

Upvc double glazed windows to side & rear, Upvc double french doors to side, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate induction hob & hood, built in appliances, breakfast bar, two radiators, power points, recessed down lights. Door to:

Utility Room 6'4 x 5'3 (1.93m x 1.60m)

Door to rear, base level units with roll edge work tops, sink/drain, plumbing & space for washing machine & tumble dryer, wall mounted boiler, extractor fan, radiator.

First Floor Landing 9'3 x 8'6 (2.82m x 2.59m)

Radiator, power points, airing cupboard, doors to all bedrooms & bathroom.

Bedroom 1 15'0 x 12'5 (4.57m x 3.78m)

Upvc double glazed window to side, radiator, power points, opening to dressing area which has built in wardrobes both sides, door through to:

En-Suite 7'6 x 5'2 (2.29m x 1.57m)

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

Bedroom 2 10'6 x 9'7 (3.20m x 2.92m)

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

En-Suite 7'2 x 5'11 (2.18m x 1.80m)

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

Bedroom 3 11'8 x 10'8 (3.56m x 3.25m)

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

Bedroom 4 9'11 x 9'4 (3.02m x 2.84m)

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

Bathroom 6'10 x 6'2 (2.08m x 1.88m)

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

Rear Garden

An enclosed area which is mainly paved with an area laid to artificial lawn, cold water tap, gated side access.

Double Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Stroud District Council- Band E

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.



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

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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

