



32 Nightingale Close

Hardwicke, Gloucester, GL2 4EB

Guide price £465,000



Murdock and Wasley are proud to present this four-bedroom detached family home, perfectly positioned within the highly sought-after Huntsgrove Development. Enjoying a prime location with uninterrupted views, the property offers easy access to a range of local amenities and excellent transport links.

Built in 2021, the home has been finished to excellent standards and provides generous accommodation throughout. It features a spacious open plan kitchen/diner, ideal for modern family living, complemented by a separate utility room and a cloakroom. Upstairs, there are four bedrooms, with the master bedroom further enhanced by a en-suite shower room.

Externally, the property boasts a beautifully presented low-maintenance enclosed rear garden, together with a driveway providing off-road parking and a garage.



Entrance Hall

Accessed via composite door, power points, radiator, vinyl flooring, stairs to first floor landing. Doors lead off:

Cloakroom

Low level wc, vanity wash hand basin with mixer tap over, radiator, Laminate flooring.

Lounge

Tv point, power points, radiators, front and side aspect upvc double windows and side aspect upvc double glazed bay window.

Kitchen/Diner

Range of base, drawer and wall mounted units, sink unit with mixer tap over. Appliance points, power points, tv point, eye level double oven, four ring gas hob with extractor hood over, integral dishwasher and fridge freezer, radiator, inset ceiling spotlights, vinyl flooring, rear and side aspect upvc double glazed window and French doors leading to the garden.

Utility

Base and wall mounted units, power points, radiator, space for washing machine and tumble dryer, vinyl flooring, door leading to internal cupboard, rear aspect upvc double glazed door leading to the garden.

Bedroom 1

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

En-Suite

Suite comprising step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over. Partly tiled walls, shaver point, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Bedroom 2

Power points, radiator, upvc double glazed window.

Bedroom 3

Power points, radiator, upvc double glazed window.

Bedroom 4

Power points, radiator, upvc double glazed window, fitted storage cupboard.

Bathroom

Suite comprising panelled bath with shower off the mains over, vanity wash hand basin with mixer tap over, low level wc. Partly tiled walls, heated towel rail, upvc frosted double glazed window.

Outside

To the front of the property, a neatly laid lawn and mature shrubs frame a set of steps with an iron railing, leading up to the front door, which is sheltered by a canopy porch.

To the side, a tarmac driveway provides access to the garage via an up-and-over door. The garage is fitted with power and lighting. There is also an EV charging point for convenience.

At the rear, the south-easterly facing garden offers a low-maintenance lawn and a patio area with a wooden pergola, an ideal spot for outdoor furniture and entertaining.

Tenure

Freehold.

We are advised there is a management estate charge of circa £200.00 per annum.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council
Council Tax 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		92
(81-91) B	85	
(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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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