

SIMON THOMPSON



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**2 Laburnum Villas, Hartpury** £525,000

**▶** 4 **▶** 2 **№** 2









- A beautifully presented four bedroom detached home
- Kitchen / Breakfast room with integrated appliances
- Utility room
- Beautifully landscaped rear garden
- Located within a small close, in the heart of this highly desirable village

- 19 ft lounge / diner with wood burning fireplace and French doors onto the gardenConverted garage now a
- handy home office / playroom
- · Master bedroom with en suite shower room
- Built in 2018 and benefitting from the remaining NHBC warranty
- LT. Property Ref ST0728









GROUND FLOOR 719 sq.ft. (66.8 sq.m.) approx.

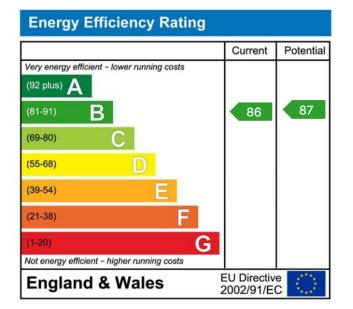
1ST FLOOR 622 sq.ft. (57.7 sq.m.) approx.





TOTAL FLOOR AREA: 1341 sq.ft. (124.6 sq.m.) approx. Which savey attempt has been asade to ensure the accuracy of the floorgian contained here, measurements were approxed on the same of the prospective purchaser. The same is the intravative purchases with share floor data is such by any prospective purchaser. The same is the same of the same of these total and to guarantee as to the hardwork floorge region.

Welcome to Laburnum Villas, a lovely four-bedroom detached family home constructed in 2018. Located in this small cul de sac, within the heart of the village, the home is beautifully appointed and ready to move into, enjoying a wealth of accommodation across the two floors as well as the lovingly manicured rear garden.



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