



Oak View, Hardwicke GL2 4AT
£410,000



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- Spacious four bedroom detached family home with en-suite to master bedroom
- Open plan kitchen and dining area with french door to the garden
- Situated in a tucked away cul-de-sac position
- Private and enclosed rear garden
- Off road parking for two vehicles to the front of the property.
- Garage with power and lighting
- EPC Rating C80
- Stroud Council - Tax band E (£2,685.14 per annum 2024/2025)

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Entrance Hallway

Spacious entrance hallway provides access to the living room, kitchen and downstairs w.c.

Kitchen / Dining Room

The open plan space boasts an abundance of natural light streaming into the room via the French doors opening to the rear garden. The room boasts convenient space for a dining area and additional living area if required. The kitchen itself benefits from ample worktop and storage space with integrated appliances to include gas hob and electric oven. Door provides access to the utility room.

Utility Room

Further worktop space is provided with plumbing for an automatic washing machine below and space for a freestanding tumble dryer. Door provides additional access to the garden.

Living Room

The generous sized lounge overlooks the front aspect of the property allowing an abundance of natural light from the bay fronted windows. Access is provided to the entrance hallway.

Downstairs W.C

Modern white suite cloakroom comprising of w.c and wash hand basin.

Landing

Spacious landing area providing access to four bedrooms, en-suite and family bathroom.

Bedroom One

Spacious double bedroom with built in wardrobes and windows overlooking the front aspect, access is provided to the en-suite shower room.

En-Suite

Modern shower room comprising of w.c, wash hand basin, shower cubicle and heated towel rail.

Bedroom Two

Spacious double bedroom with built in wardrobes and window overlooking the front aspect.

Bedroom Three

Spacious double bedroom with window overlooking the rear aspect.

Bedroom Four

Spacious double bedroom with window overlooking the rear aspect.

Bathroom

Modern white suite family bathroom comprising of shower cubicle, w.c, wash hand basin, towel rail and bath. Frosted window overlooking the rear aspect of the property.

Outside

Externally, the property boasts a large private rear garden enclosed with fenced borders. The lawned garden provide an ideal space for seating and entertaining. Gated access is provided to the side of the property where a single garage is accessed via up and over door with power and lighting. To the front of the property two allocated parking spaces are located. Located within the area you will find many new parks and rural walks ideal for families and dog owners.

Location

Situated approximately five miles from the City centre positioned on the newly developed Hunts Grove Development offering convenient transport links to the City centre and located within close proximity to the M5 ideal for commuter links to other parts of the country. With primary schooling and various shops under development the up and coming area is an ideal location for growing families.

Material Information

Tenure: Freehold.

Local Authority and Rates: Stroud Council - Tax band E (£2,685.14 per annum 2024/2025)

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Standard 13 Mbps, Ultrafast 1000 Mbps - Highest available download speed

Mobile phone coverage: EE, O2



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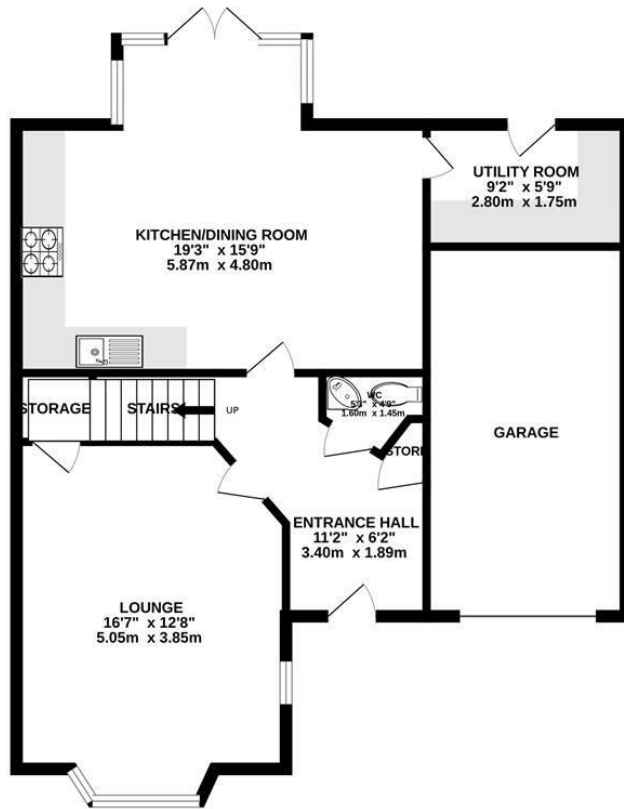
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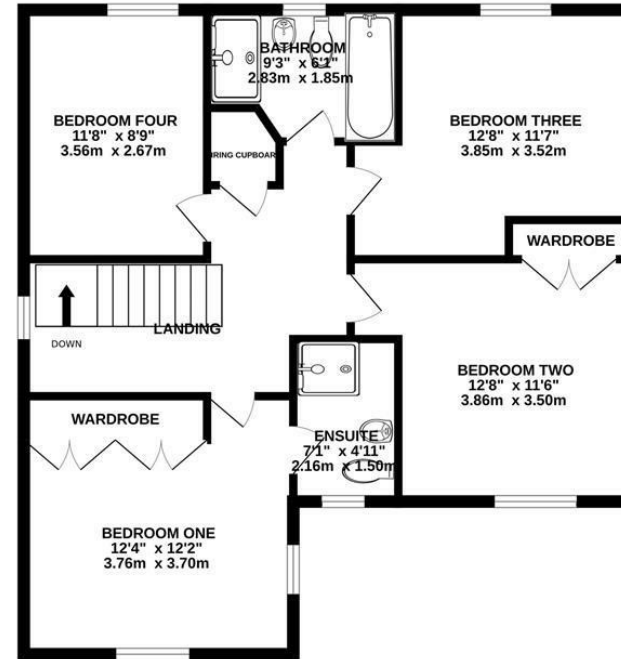
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GROUND FLOOR



1ST FLOOR



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