



Harrier Way, Hardwicke Gloucester GL2 4DB

welcome to

Harrier Way, Hardwicke Gloucester

DOUBLE GARAGEOFF STREET PARKING*** A well presented four bedroom detached family home located in the popular location of Hardwicke, Gloucester. Accommodation comprises; Cloakroom, Study, Lounge, Dining Room, Kitchen/Diner, Four bedrooms, Two Ensuites & Family Bathroom.

Entrance Hall

Double glazed door to front, double glazed window to side, cupboard, understairs storage with power, stairs to first floor, matting area, radiator, wood effect Karndean flooring

Cloakroom

Double glazed window to side, w/c with hidden cistern, wall mounted wash hand basin, radiator, wood effect Karndean flooring.

Study

8' 10" x 6' 3" (2.69m x 1.91m)

Double glazed window to front, radiator

Lounge

14' 4" x 12' 5" (4.37m x 3.78m)

Double glazed window & French doors to garden, radiator

Dining Room

12' 3" x 9' 5" (3.73m x 2.87m)

Double glazed window to front, radiator

Kitchen/Diner

15' 11" x 14' 1" + door access (4.85m x 4.29m + door access)

Double glazed windows & French doors to garden, a modern fitted kitchen with both wall and floor units with work surfaces over, upstands, 1 1/2 bowl stainless steel sink & drainer, integrated dishwasher & fridge freezer, raised eye level double oven, gas hob with stainless steel splashback & cooker hood over, under cabinet spotlights, spotlights inset to ceiling, radiator, wood effect Karndean flooring.

Landing

Airing cupboard housing boiler, loft access, light, insulated

Bedroom One

12' 7" x 10' (3.84m x 3.05m)

Double glazed window to front, dressing area, fitted wardrobes, radiator

Ensuite

Double glazed window to rear, w/c with hidden cistern, wall mounted wash hand basin, double shower cubicle, chrome effect towel radiator, part tiled walls, tiled flooring

Bedroom Two

Double glazed window to rear, radiator, door to ensuite

Ensuite

W/c with hidden cistern, wall mounted hand wash basin, double shower cubicle, chrome effect towel radiator, extractor fan, part tiled walls, tiled flooring

Bedroom Three

12' 7" x 8' 10" (3.84m x 2.69m)

Double glazed window to front, fitted wardrobe, radiator

Bedroom Four

8' 11" x 6' 10" (2.72m x 2.08m)

Double glazed window to front, fitted wardrobe, radiator

Bathroom

11' 1" x 6' 2" (3.38m x 1.88m)

Double glazed window to front, w/c with hidden cistern, wall mounted wash hand basin, bath with shower over, shower screen, shaver point, extractor fan, spotlights, chrome effect towel radiator, part tiled walls, tiled flooring





Rear Garden

Fully enclosed by boundary fence, porcelain slat patio area, & lawn surrounded by sleepers & flower beds, outside tap & light, gated side access

Garage

20' x 19' 7" (6.10m x 5.97m)

Two up'n'over doors to driveway, part boarded loft area, light & power



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welcome to

Harrier Way, Hardwicke Gloucester

- DOUBLE GARAGE
- GENEROUS ENCLOSED REAR GARDEN
- FOUR BEDROOM DETACHED FAMILY HOME
- CLOAKROOM & TWO ENSUITES & FAMILY BATHROOM
- TWO RECEPTION ROOMS & STUDY

Tenure: Freehold EPC Rating: B

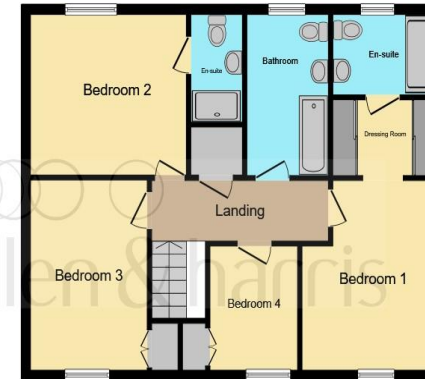
Council Tax Band: E

offers in excess of

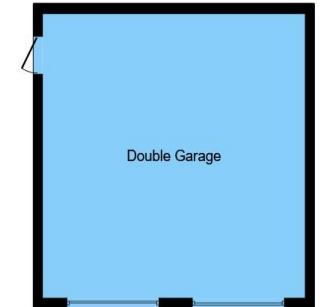
£450,000



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
CPS105161 - 0004

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