



3 LABURNUM VILLAS  
Hartpury | Gloucestershire | GL19 3FB

HUGHES **HS** SEALEY

# Welcome to...

## 3 LABURNUM VILLAS

Welcome to Number 3, 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.

Add in that the property benefits from a triple driveway, attached garage, enclosed, south facing rear garden, underfloor heating (ground floor), solar panels, 4 years NHBC warranty remaining and recently having planning permission granted for a two-storey front extension, and you begin to understand why this property comes with such a high recommendation to view.

Located in Hartpury, which is approximately 5 miles north of the historic city of Gloucester, the village provides various amenities, including primary schooling, weekly post office service, a public house and an active community with various social groups and clubs. Popular with both young families and working professionals due to easily accessible commuting links, the village is known for the prestigious Hartpury College with its extensive equestrian and sporting facilities.

Returning to the property, the home enjoys a central entrance hall that gives access to the ground-floor rooms, which include a cloakroom, a living room with floor to ceiling windows giving views onto the rear garden and a log burning fire, and finally the spacious kitchen/dining room.

The kitchen offers a wealth of units, which sit alongside a host of integrated appliances. Furthermore, doors to the rear give access to the garden, while a further door gives access to a separate utility room.

Upstairs are four good-sized bedrooms, with the master bedroom benefiting from fitted wardrobes and an en suite shower room. Bedroom three benefits from French doors onto a Juliet balcony, while completing the property's accommodation is the family bathroom.









# Explore outside...

## 3 LABURNUM VILLAS

Externally, the home enjoys a triple-width driveway, which in turn gives access to the attached single garage, which benefits from light and power. To the rear is an enclosed garden that enjoys lawns and a paved seating area.

### AGENT'S NOTE

Planning permission has been granted for a two-storey extension to be located at the front of the property, which will provide a ground floor study room whilst extending the master bedroom. Full details of the planning can be obtained via Forest of Dean District Council, using ref: P1599/23/FUL

### KEY FEATURES

- A wonderful four-bedroom detached home constructed in 2018
- Located within a small close, in the heart of this highly desirable village
- Beautifully appointed and ready to move into and enjoy
- To the front is driveway parking for three, leading to an attached single garage
- Internally, the ground floor enjoys a central hallway, cloakroom and living room with log fire
- Ground floor completed by a spacious kitchen/dining room and separate utility room
- Upstairs are four good sized bedrooms and a family bathroom
- Master bedroom with fitted wardrobes and en suite shower room
- To the rear is a maturing garden, offering lawns and a paved terrace
- A property that comes with a high recommendation to view

### DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL19 3FB. Upon arrival, the property can be identified by our For sale sign.



Approx Gross Internal Area  
114 sq m / 1228 sq ft



Ground Floor  
Approx 61 sq m / 659 sq ft



First Floor  
Approx 53 sq m / 569 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





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