



11 Hobarts Close, Innsworth, Gloucester, GL3 1FH

£500,000

FOR SALE



- ABSOLUTELY STUNNING FOUR BEDROOM DETACHED HOME
- HOME OFFICE SPACE
- CUL-DE-SAC LOCATION
- COUNCIL TAX BAND: E
- CONTEMPORARY OPEN PLAN LIVING
- LANDSCAPED REAR GARDEN
- ONLY TWO YEARS OLD
- EPC RATING: B85

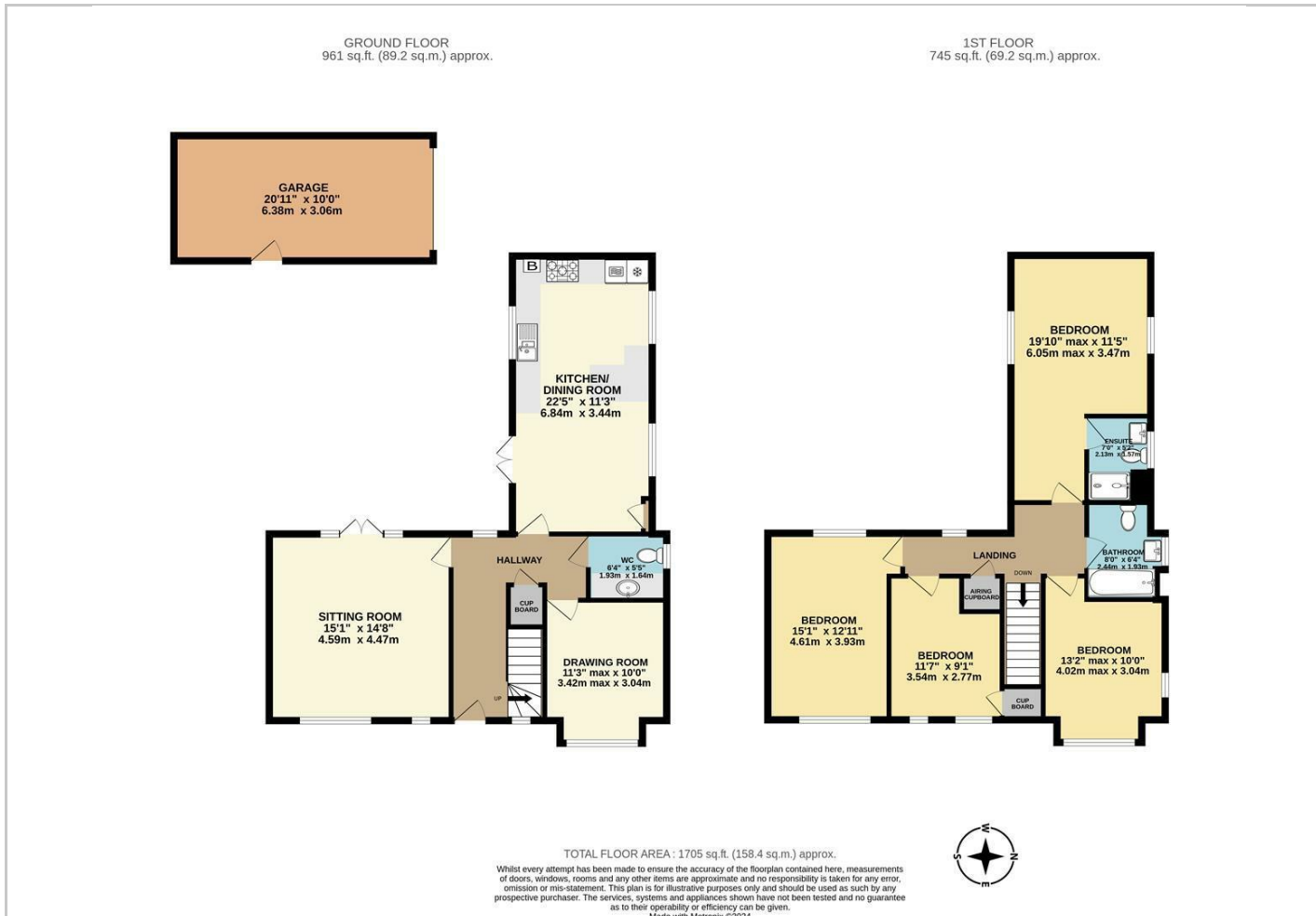
Chosen Estate Agents are absolutely thrilled to be presenting this stunning four bedroom detached family home, on the ever popular 'Whittle Gardens' development to the market!

Positioned perfectly on the outskirts of the development, and boasting a cul-de-sac position, there really is no end to the positives on offer here!

The accommodation itself comprises sizeable living room, beautiful, modern, open plan kitchen-dining space, home office/snug, and downstairs WC/utility room. The first floor boasts four double bedrooms, with an en-suite to bedroom one, and the family bathroom.

Externally the home benefits from a garage, driveway in front of, and a landscaped rear garden. The garden has an area of astro turf, along with two separate decking areas, perfect for alfresco dining. Additionally there is a 'secret' space tucked away, providing the perfect spot to retreat to after a long day at work!

Built in 2021, the home is still presented to a show home standard and really does need to be viewed to appreciate the space and quality on offer!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(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	