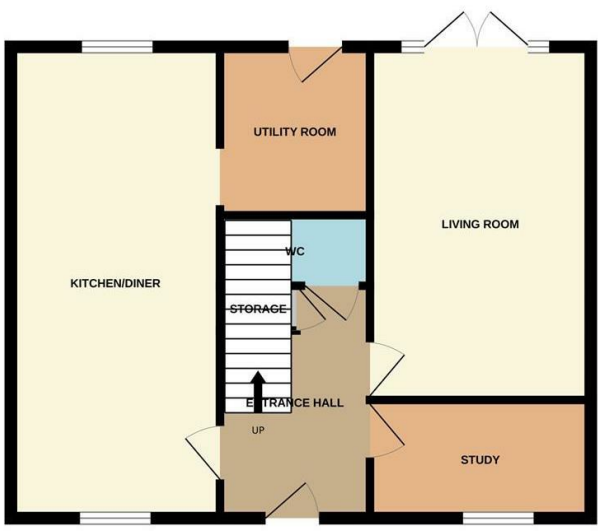
29 Velthouse Close
Hardwicke, Gloucester GL2 4ES

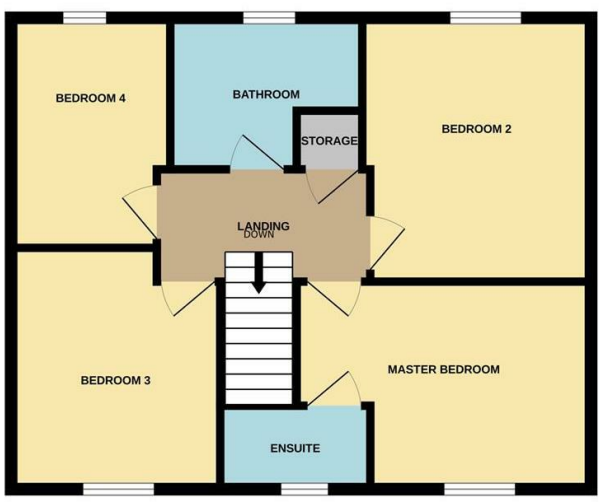
STEVE GOOCH
ESTATE AGENTS | EST 1985

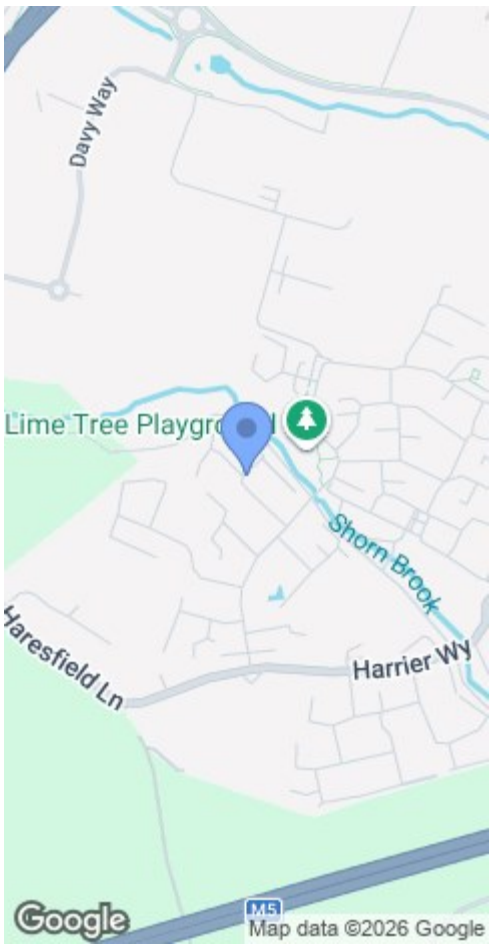


GROUND FLOOR

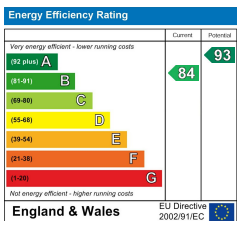


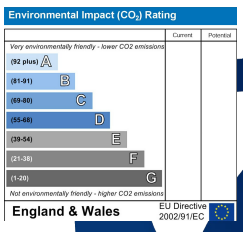
1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

£400,000

A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME built in 2022 situated in a pleasant cul-de-sac and boasting a SPACIOUS 21FT KITCHEN/DINER and DETACHED SINGLE GARAGE. All offered to the market with NO ONWARD CHAIN.

The accommodation comprises ENTRANCE HALL, CLOAKROOM, STUDY, LIVING ROOM, KITCHEN/DINER, UTILITY ROOM whilst on the first floor FOUR BEDROOMS, EN-SUITE SHOWER ROOM to master bedroom and FAMILY BATHROOM.

Additional benefits include UPVC DOUBLE GLAZING THROUGHOUT, GAS FIRED CENTRAL HEATING, 6 YEARS REMAINING ON THE NHBC GUARANTEE, OFF ROAD PARKING for TWO VEHICLES and AN ENCLOSED REAR GARDEN.

Hardwicke is a village 7 km south of the city of Gloucester. Despite its proximity to Gloucester, the village comes under Stroud Council.
Hardwicke was once renowned for its cider and cheese, this may have led to its survival during the battle for Gloucester in the Civil War – neither side wanted to damage a source of much appreciated sustenance.
Though there is a typical village green and pond on Green Lane, along with some of the village's oldest cottages, there was never a distinct centre to the village and other parts have a distinct "Victorian" feel. Added to this are the newer developments of the 1970s and 1980s, which have gradually become contiguous with the Quedgeley district of Gloucester.
In the centre of the village is the Hardwicke Parochial School which is a Church of England school. The village also benefits from a village hall, a post office, a playing field and two pubs; The Royal British Legion and The Pilot Inn.















A composite front door leads into:

ENTRANCE HALLWAY
Doors leading off, stairs leading off with storage under, radiator, power points.

CLOAKROOM
Low level w.c., pedestal wash hand basin with a mixer tap, tiled splashbacks, radiator, extractor fan, coat hooks.

LIVING ROOM
16'5" x 11'1" (5.02m x 3.39m)
Double radiator, power points, thermostat, upvc double glazed French doors leading out to the rear garden.

KITCHEN/DINER
21'11" x 9'8" (6.70m x 2.97m)
Grey matt kitchen with a range of base, drawer and wall mounted units, roll edge worksurface, one and a half bowl stainless steel sink and drainer with mixer tap, integrated oven, integrated four ring gas hob with extractor, integrated fridge/freezer, plumbing for dishwasher, power points, two radiators, two upvc double glazed windows to front and rear elevations.

UTILITY ROOM
9'5" x 5'9" (2.89m x 1.77m)
Roll edge worksurface, sink and drainer with a mixer tap, plumbing for automatic washing machine, wall mounted Ideal combination boiler, radiator, power points, composite door with opaque upvc double glazing to rear elevation.

STUDY
11'0" x 5'11" (3.37m x 1.82m)
Power points, radiator, upvc double glazed window to front elevation.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space, radiator, power points, storage cupboard.

MASTER BEDROOM
14'5" x 11'5" max (4.41m x 3.48m max)
Power points, radiator, upvc double glazed window to front elevation, through to:

EN-SUITE SHOWER ROOM
Shower unit with tiled surround, low level w.c., pedestal wash hand basin with a mixer tap and tiled splashback, radiator, extractor fan, upvc double glazed opaque window to front elevation.

BEDROOM 2
11'8" x 10'4" (3.57m x 3.15m)
Power points, radiator, upvc double glazed window to rear elevation.

BEDROOM 3
11'10" x 9'4" max (3.61m x 2.87m max)
Power points, radiator, upvc double glazed window to front elevation.

BEDROOM 4
10'8" x 6'9" (3.27m x 2.07m)
Power points, radiator, dimmer switch, upvc double glazed window to rear elevation.

FAMILY BATHROOM
White suite comprising bath with a mixer tap and shower attachment, tiled surround, low level w.c., pedestal wash hand basin with a mixer tap and tiled splashbacks, radiator, extractor fan, upvc double glazed opaque window to rear elevation.

OUTSIDE
To the front there is a pathway leading to the canopy porch and front door. To the side there is a driveway providing off road parking which in turn leads to a:

DETACHED SINGLE GARAGE
20'2" x 10'4" max (6.15m x 3.17m max)
Up and over door to front elevation, power and lighting.

To the rear there is a enclosed garden primarily laid to lawn with a patio, outside tap and outside lighting all enclosed by walling and fencing.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY
Council Tax Band: D
Stroud District Council, Ebley Mill , Ebley Wharf , Stroud , Glos. GL5 4UB.

TENURE
Freehold.

MANAGEMENT CHARGES
£24.33 Per Month.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
On approaching Hunts Grove proceed along Hunts Grove Drive onto the newest part of the estate turning right into Velthouse Close where the property can be found on the left hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.