MICHAEL TUCK
ESTATE & LETTING AGENTS
12 Arkendale Drive, Hardwicke
Gloucester
Guide Price £525,000

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IMMACULATE Four DOUBLE Bedroom DETACHED FAMILY HOME Located In SOUGHT-AFTER DALES WHARF DEVELOPMENT With a DOUBLE GARAGE & TWO RECEPTION ROOMS

Situated in the highly desirable Dales Wharf Development, this beautifully presented four double bedroom detached family home offers generous living space, excellent family accommodation.

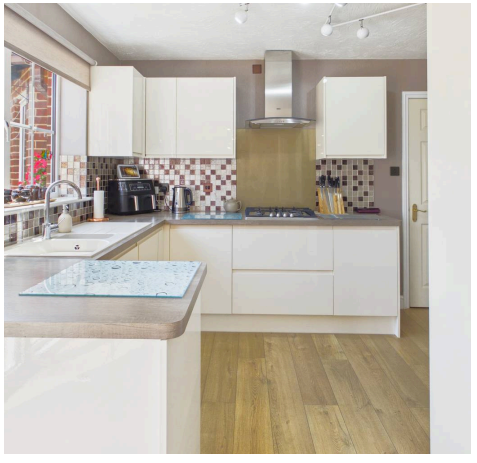
The spacious accommodation comprises a welcoming entrance hallway, a bright and generously sized living room, a separate dining room, a well-appointed kitchen/breakfast room, a practical utility room, and a convenient downstairs WC.

Upstairs, you'll find four spacious double bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom.

Council Tax band: E

Tenure: Freehold

- Immaculate Throughout
- Four Double Bedrooms
- Double Garage & Driveway
- Downstairs Wc, Upstairs Bathroom & En-suite
- Two Reception Rooms
- Large Private & Enclosed Rear Garden
- Sought After Dales Wharf Development
- Gas Central Heating
- UPVC Double Glazing
- Energy Rating C



Hallway
12' 9" x 5' 9" (3.89m x 1.74m)

Living Room
21' 9" x 11' 3" (6.64m x 3.42m)

Dining Room
12' 8" x 9' 1" (3.87m x 2.77m)

Kitchen/Breakfast Room
16' 9" x 11' 11" (5.10m x 3.63m)

Utility Room
7' 9" x 5' 1" (2.37m x 1.56m)

Wc
6' 2" x 3' 2" (1.89m x 0.97m)

Landing
11' 8" x 2' 11" (3.55m x 0.88m)

Bedroom
11' 4" x 10' 3" (3.45m x 3.13m)

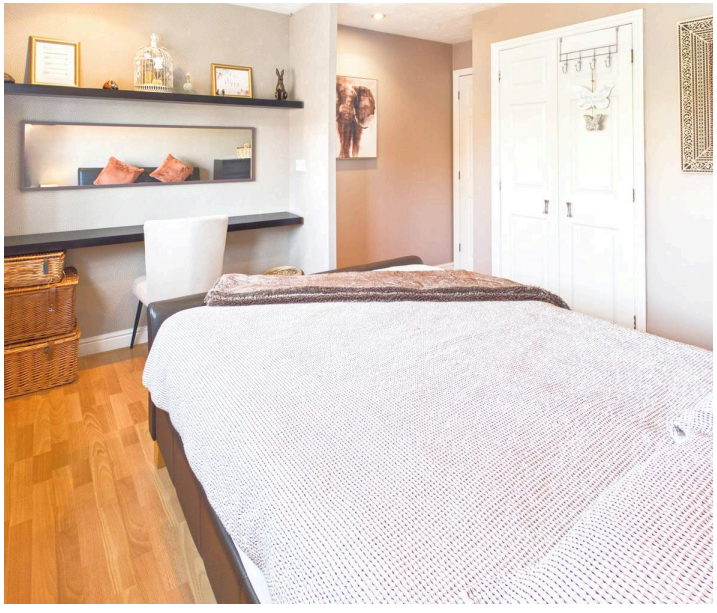
En-suite
5' 8" x 5' 8" (1.73m x 1.72m)

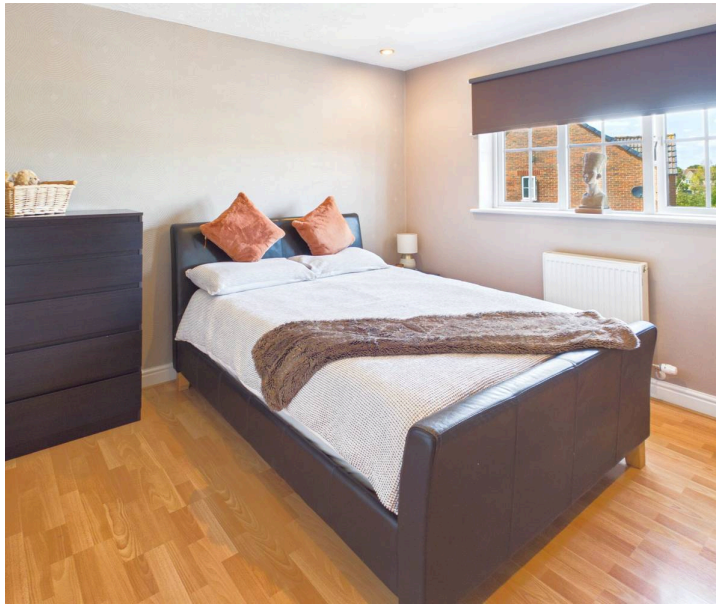
Bedroom
11' 6" x 10' 3" (3.50m x 3.12m)

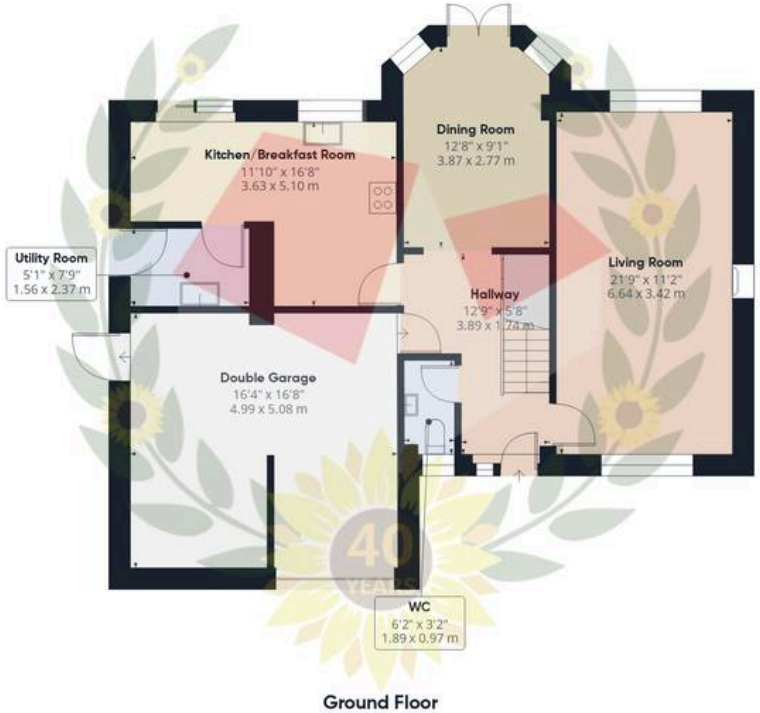
Bedroom
9' 2" x 8' 6" (2.80m x 2.58m)

Bedroom
9' 1" x 8' 2" (2.76m x 2.50m)

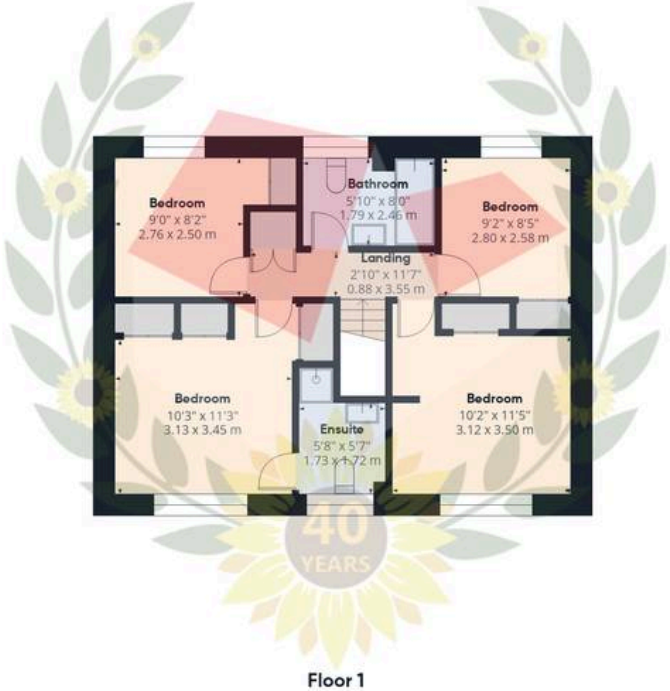
Bathroom
8' 1" x 5' 10" (2.46m x 1.79m)







Ground Floor



Floor 1

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Approximate total area(1)

1517 ft²

140.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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