Murdock & Wasley
ESTATE AGENTS



13 Carbonel Close

Hardwicke, Gloucester, GL2 4ER

Offers over £365,000

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Murdock and Wasley are delighted to bring to market this immaculately presented three-bedroom detached family home, situated on the edge of the highly sought-after Huntsgrove Development.

Built in 2021, the property still benefits from a 5-year NHBC warranty and offers stylish, modern living throughout.

Externally, the home boasts a low maintenance, landscaped rear garden, ideal for entertaining or relaxing. A driveway provides off-road parking and leads to a detached garage.







Entrance Hall
Approached via double glazed composite front door, power points, radiator, stairs leading to first floor, doors leading to:

Kitchen Diner
Range of base, wall and drawer mounted units, one and a half bowl sink unit with drainer and mixer tap over. Appliance points, power points, four ring gas hob with extractor hood over, integral oven and dishwasher, radiators, double aspect upvc double glazed windows with front and side aspects. Space for dining table, door leads to:

Utility Room
Base level units with roll edge work tops, sink unit with drainer and mixer tap above, radiator. Combination boiler.

WC
Low level, pedestal wash hand basin, radiator.

Lounge
Power points, TV point, radiator, built in under stairs storage cupboard, front aspect upvc double glazed window, upvc french doors leading to garden.

Bedroom One
Power points, TV point, radiator, built in wardrobes which gives space for dressing room, double aspect upvc window with side and front aspect.

En Suite
Suite comprising low level wc, step in cubicle with shower off mains over, pedestal wash hand basin with mixer tap over, heated towel rail, partly tiled walls.

Bedroom Two
Power points, TV point, radiator, double aspect upvc windows with front and side aspect.

Bedroom Three
Power points, TV point, radiator, side aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with mixer tap over, low level WC, wash hand basin with mixer tap over and storage below, radiator, side aspect upvc double glazed window.

Outside
To the side, the property enjoys a beautifully presented and low-maintenance enclosed garden, offering an excellent space for both relaxing and entertaining. A generous artificial lawn provides a smart year-round finish, complemented by attractive planted borders and mature shrubs.

A spacious paved patio creates the perfect setting for outdoor dining, with ample room for a large seating arrangement and barbecue. The garden is enclosed by a combination of brick walling and timber fencing, providing a good degree of privacy, while gated side access offers additional convenience.

To the front, the property boasts an attractive double-fronted appearance with a covered entrance porch and established planting, creating excellent kerb appeal. The driveway is to the side of the property giving space for several vehicles and leads to the garage which is accessed via an up and over door.

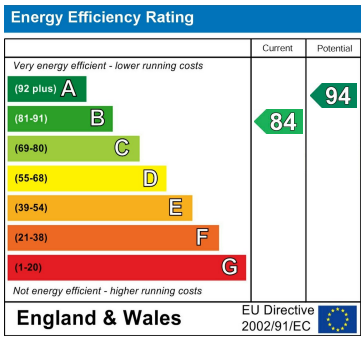
Tenure
Freehold

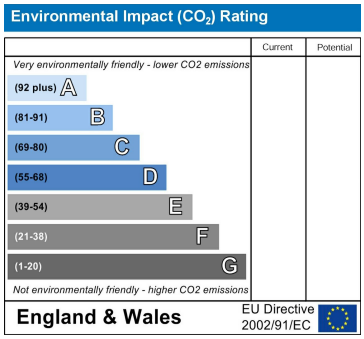
Services
Mains Water, Gas, Electricity and Drainage

Local Authority
Stroud District Council
Council Tax Band D

Awaiting Vendor Approval
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

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Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

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