



9 Clover Drive

Hardwicke, Gloucester, GL2 4TG

£375,000



We are delighted to welcome new to the open market this exceptionally presented, open-plan four bedroom extended semi-detached home, tucked away in a quiet and highly popular location in Hardwicke. Presented in A1 condition throughout, the property offers a fantastic amount of living space, perfectly suited for modern family life and entertaining. Homes of this quality and location are rarely available, so early viewing is strongly advised.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, laminate flooring, stairs leading to first floor. Doors off to lounge, cloakroom & open plan kitchen/diner/family room.

Cloakroom

Modern white suite comprising of low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls, recessed down lights, under stairs storage cupboard.

Lounge

Upvc double glazed windows to front, television point, radiator, power points, laminate flooring.

Open Plan Kitchen/Diner/Family Room

Kitchen/Diner

Upvc double glazed french doors to rear, eye & base level units with roll edge work tops, sink/drainage, electric double oven with separate gas hob. Space for further appliances, recessed down lights, power points, radiator. Opening to:

Family Room

Upvc double glazed french doors to rear, Upvc double glazed windows throughout, television point, log burner, radiator, power points.

Utility

Double glazed doors to both front & rear, base level units with roll edge work tops, sink/drainage, wall mounted combination boiler, tiled flooring.

First Floor Landing

Access to loft via hatch, recessed down lights, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points, recessed down lights, door to en-suite.

En-Suite

Shower cubicle, low level wc & pedestal wash hand basin, tiled walls, recessed down lights, towel rail.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3

Upvc double glazed windows rear, radiator, power points, built in cupboard.

Bedroom 4 (Current Walk In Wardrobe)

Upvc double glazed windows to front, radiator, power points.

Bathroom

Upvc frosted double glazed windows to side, panelled bath with shower head over, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls.

Rear Garden

A wonderful size garden which is partly laid to decking, mainly laid to lawn, flower & shrub borders.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Stroud District Council- Band C

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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

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