



FOR SALE
ESTATE AGENTS
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5 Nightingale Close, Hardwicke
In Excess of £297,000

Farr & Farr Sales & Lettings

5 Nightingale Close

Hardwicke, Gloucester

Built in 2020, this immaculately presented three bedroom house is well positioned within a modern housing development and benefits from a large rear garden.

The front door opens into an entrance hall with ground floor WC. Through the entrance hall, the spacious kitchen / dining room provides plenty of space for dining furniture while the modern kitchen is fitted with a good range units. At the rear of the property, the living room benefits from double doors leading onto a small patio and into the spacious rear garden.

Stairs lead to the first floor of the property with the master bedroom featuring fitted wardrobes and an en suite with WC, basin, heated towel rail and enclosed shower. Two further bedrooms over look the front aspect while the family bathroom completes the property and comprises a WC, basin, heated towel rail and bath with shower over.

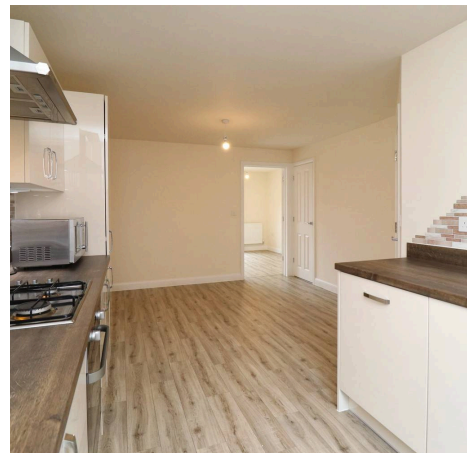
To the rear, the garden is mostly laid to lawn which benefits from side access off the driveway which is big enough for two cars.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Entrance Hall

Front door into entrance hall. Radiator. Stairs to first floor landing.

Cloakroom

WC. Basin. Radiator. Laminate flooring.

Kitchen / Dining Room

Dimensions: 18' 10" x 12' 0" (5.74m x 3.65m). Double glazed window to front. Modern kitchen with a range of wall, base and drawer units. Fitted oven. Gas hob with extractor hood over. Sink with mixer tap over. Radiator. Laminate flooring.

Living Room

Dimensions: 15' 7" x 10' 10" (4.74m x 3.29m). Double glazed French doors and windows to rear. Two radiators. Laminate flooring.

First Floor Landing

Cupboard. Access to loft.

Bedroom One

Dimensions: 15' 7" x 11' 7" (4.74m x 3.54m). Double glazed window to rear. Carpet. Radiator. Fitted cupboards.

En Suite

Dimensions: 7' 8" x 4' 7" (2.34m x 1.40m). WC. Basin. Enclosed shower. Part-tiled walls. Heated towel rail.

Bedroom Two

Dimensions: 11' 8" x 8' 8" (3.56m x 2.63m). Double glazed window to front. Carpet. Radiator.

Bedroom Three

Dimensions: 8' 4" x 6' 8" (2.53m x 2.03m). Double glazed window to front. Carpet. Radiator.

Bathroom

Dimensions: 8' 8" x 6' 2" (2.63m x 1.87m). WC. Basin. Bath with shower over. Heated towel rail. Part-tiled walls.

External

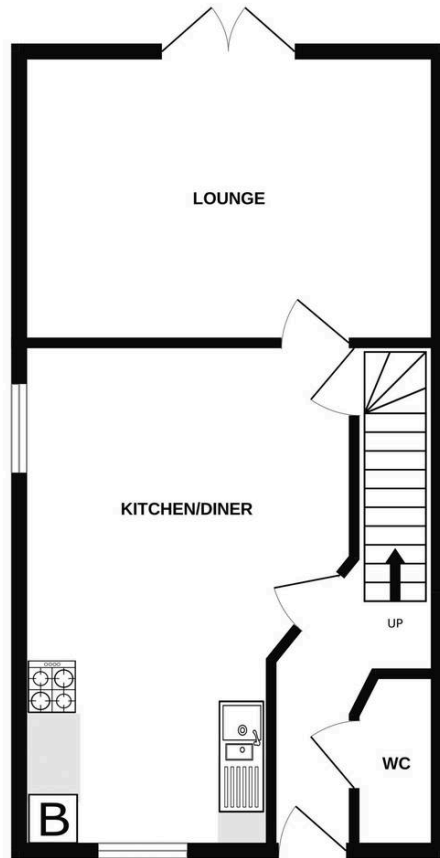
Large rear garden mostly laid to lawn. Area of patio. Side access. Off-road parking.



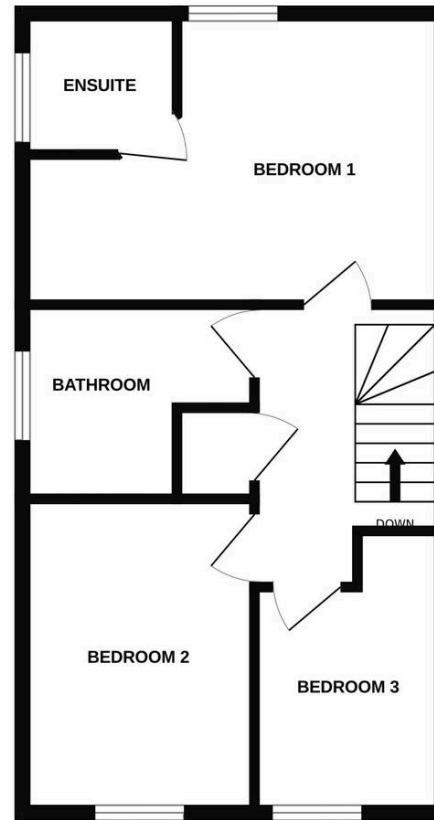




GROUND FLOOR



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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