



**R B WALTERS**  
ESTATE AGENTS



**R B WALTERS**  
ESTATE AGENTS

*Lutra Close, Hardwicke, Gloucester,  
Gloucestershire, GL2 4EL.*

*£425,000*

A beautifully presented home benefiting from excellent parking and enjoying a quiet position with minimal passing traffic and therefore ideal for those looking to raise a family.

This detached home was constructed by David Wilson Homes in 2019 and is their highly popular 'Bayswater' design. Situated off the main road in a small close of similarly detached homes the property overlooks a pleasant green area with mature trees which offer good privacy from the homes opposite.

The accommodation is well proportioned across three floors and designed for the modern family way of living. The ground floor has a superb kitchen/dining room spread across the whole of the back of the property with eye level oven and grill, 6 ring hob, dishwasher, full height fridge and doors opening out onto the rear garden. There is also a lovely bay fronted lounge and cloakroom. The first floor has three double bedrooms with the guest bedroom having ensuite shower and there is a family bathroom. The top floor belongs entirely to the master bedroom suite and provides an enviable space to retire to at the end of the day. Measuring 18ft x 11ft there is ample space for a Super King bed and a plentiful range of wardrobes and sideboards. The master suite has a good size ensuite shower room.

Outside the driveway provides parking for two cars however such is the layout surrounding the property it is easily possible to park several cars if required. There is a garage with power and light and an enclosed rear garden with lawn and patio and a Southwest facing aspect.

Lutra Close is conveniently positioned for Gloucester city centre, hospital and train station which can all be accessed within 10 minutes. The M5 junction 12 is about a mile away making a commute to Bristol possible within as little as 40 minutes. Several primary schools can be found about a mile away whilst good secondary schools are slightly further. The area surrounding the property offers excellent recreation with plenty of walks and green play space making this a superb family home. There is 3 years remaining on the NHBC guarantee.

#### *Entrance Hall*

#### *Cloakroom*

5' 6" x 3' 2" (1.68m x 0.96m)

#### *Living Room*

14' 7" x 10' 9" (4.44m x 3.27m)

#### *Kitchen/Diner*

18' 4" x 12' 1" (5.58m x 3.68m)

#### *First Floor Landing*

#### *Bedroom*

12' 3" x 10' 11" (3.73m x 3.32m)

#### *Ensuite*

7' 5" x 4' 6" (2.26m x 1.37m)

#### *Bedroom*

12' 0" x 10' 11" (3.65m x 3.32m)







### *Bedroom*

8' 7" x 7' 2" (2.61m x 2.18m)

### *Bathroom*

7' 1" x 5' 6" (2.16m x 1.68m)

### *Second Floor Landing*

### *Bedroom*

18' 10" x 11' 2" (5.74m x 3.40m)

### *Ensuite*

6' 8" x 6' 3" (2.03m x 1.90m)

### *Outside*

### *Rear Garden*

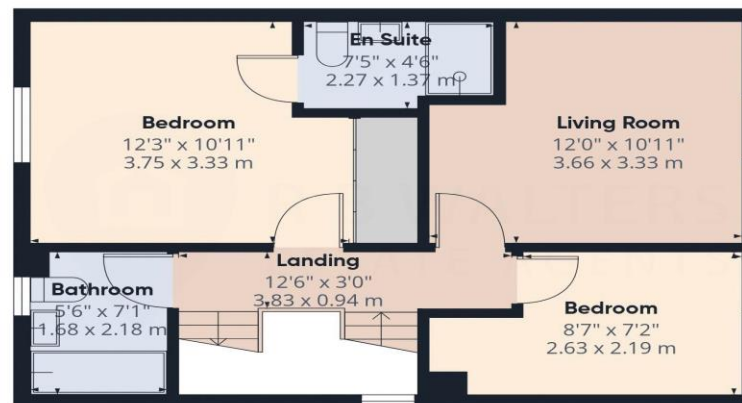
### *Driveway Parking*



### *Garage*



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



**Approximate total area<sup>(1)</sup>**

1461 ft<sup>2</sup>

135.7 m<sup>2</sup>

**Reduced headroom**

19 ft<sup>2</sup>

1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

R B Walters Estate Agents Office  
Tel: 01452 260993

Suite 8 The Business Centre Innsworth Technology Park Gloucester GL3 1DL  
enquiries@rbwalters.co.uk  
www.rbwaltersestateagents.co.uk