R B WALTERS
ESTATE AGENTS



Goosefoot Lane, Hardwicke, Gloucester,
Gloucestershire, GL2 4DW.

£400,000

Offered for sale with no onward chain, this well presented, four double bedroom family home was built by David Wilson Homes in 2019 to their highly regarded 'Bayswater' design.

Offering spacious and versatile accommodation across three floors, this superb home is ideal for modern family living. The standout feature is the impressive full-width kitchen/dining room spanning the rear of the property, complete with integrated appliances including oven and grill, hob, dishwasher and full-height fridge. French doors open directly onto the enclosed rear garden, creating an excellent space for entertaining and family life. There is also a bay-fronted lounge and cloakroom/WC.

The first floor provides three generous double bedrooms, with the guest bedroom benefiting from its own ensuite shower room, alongside a family bathroom. Occupying the entire top floor, the principal bedroom suite offers a fantastic private retreat with ample space for a super king-size bed, extensive furniture and wardrobes, together with a spacious ensuite shower room.

Externally, the property enjoys parking for 2/3 cars and a garage with power and lighting. The rear garden is enclosed with a lawn, patio and decked seating area.

The property is conveniently situated for access to Gloucester city centre, the hospital and train station, while Junction 12 of the M5 motorway is approximately one mile away, making commuting to Bristol straightforward. Excellent local schools including Hunts Grove Primary, nearby green spaces and walking routes further enhance the appeal of this outstanding family home.

Further benefits include the remainder of the NHBC warranty.

Entrance Hall

Cloakroom
6' 5" x 3' 9" (1.95m x 1.14m)

Lounge
14' 8" x 10' 6" (4.47m x 3.20m)

Kitchen/Diner
19' 8" x 9' 1" (5.99m x 2.77m)

First Floor Landing

Bedroom
11' 4" x 10' 6" (3.45m x 3.20m)

Ensuite
7' 1" x 4' 9" (2.16m x 1.45m)

Bedroom
11' 3" x 8' 8" (3.43m x 2.64m)













Bedroom
10' 9'' x 7' 7'' (3.27m x 2.31m)

Bathroom
8' 7'' x 6' 2'' (2.61m x 1.88m)

Second Floor Landing

Bedroom
17' 2'' x 11' 4'' (5.23m x 3.45m)

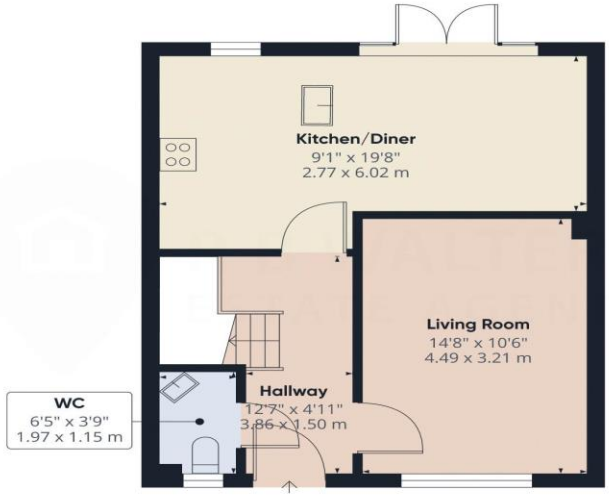
Ensuite
8' 6'' x 7' 5'' (2.59m x 2.26m)

Outside

Driveway Parking

Garage
21' 1'' x 10' 10'' (6.42m x 3.30m)

Rear Garden



Ground Floor



Floor 1





Floor 2

R B WALTERS
ESTATE AGENTS

Approximate total area(1)

1186 ft²
110.1 m²

Reduced headroom

19 ft²
1.8 m²

(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