



## 45 Harrier Way

Hardwicke, Gloucester, GL2 4DB

**Offers over £325,000**



Murdock & Wasley Estate Agents are delighted to bring to market this beautifully presented three-bedroom, detached and extended ex-show home, situated within the ever popular Huntsgrove development in Hardwicke. Having benefited from approximately £25,000 worth of premium upgrades and extras, this property offers modern living for families and professionals alike.

Built in 2021 and still under a 5-year NHBC warranty, the property offers modern living throughout, comprising of entrance hall, contemporary kitchen/diner, living room and sunroom, creating a versatile living space, three bedrooms with an en-suite to the master, family bathroom, in addition to a downstairs WC. Externally the property benefits from low maintenance garden, garage, outbuilding and driveway providing off road parking.



**Entrance Hall**

Accessed via Double glazed composite door, power points, stairs to first floor, doors leading to:

**Kitchen Diner**

Range of base, wall and drawer mounted units, Quartz worksurfaces, Stainless steel inset sink with mixer tap over, AIG integral appliances including dishwasher, washing machine, Fridge Freezer, AIG electric hob with extractor hood over, radiator, power points, LVT flooring, UPVC double glazed window with front aspect, UPVC double glazed door with side access to driveway, space for dining table. Built in storage cupboard.

**Living Room**

TV point, power points, radiator, LVT flooring, double glazed UPVC double doors leading to:

**WC**

Low Level WC, pedestal hand wash basin, radiator.

**Bedroom 1**

TV point, power points, radiator, built in wardrobes, rear aspect upvc double glazed window, door leading to:

**En Suite**

Suite comprising of walk in shower cubicle with wall mounted Aqualisa electric shower, pedestal hand wash basin with mixer tap over, low level WC, heated towel rail, partly tiled walls, side aspect upvc frosted window.

**Bedroom 2**

Power points, radiator, built in wardrobes, front aspect upvc double glazed window.

**Bedroom 3**

Power points, radiator, front aspect upvc double glazed window.

**Bathroom**

Suite comprising of panelled bath with mixer tap and wall mounted

electric shower over, pedestal hand wash basin, low level wc, heated towel rail, partly tiled walls, side aspect upvc double glazed frosted window.

**Outside**

To the front of the property is a generous driveway, providing off road parking for several vehicles, this leads to the garage with up and over door. The rear of the garage has been converted and is currently used for dog grooming but can be utilised as laundry room, office, etc.

A gate provides convenient side access to the rear.

The rear of the property features a fully enclosed garden, comprising of a patio area ideal for seating and flat lawn with artificial grass.

There is convenient side storage including a shed at the rear.

**Tenure & Charges**

Freehold

We are advised that there is a maintenance fee of £12 a month.

**Agents Note**

The sunroom extension and outbuilding in the rear garden are not included with the sale of the property but we have been made aware by the vendor that the possibility of purchasing these is available and can be negotiated into the purchase of the home

**Services**

Mains Water, Gas, Electricity and Drainage.

**Local Authority**

Stroud District Council:  
Council Tax 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) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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