



10 Sowthistle Drive, Gloucester, GL2 4DX

Offers Over £280,000

Hunts Grove semi-detached home commanding a corner plot, perfect for families, offering a blend of comfort and convenience in a desirable neighbourhood close to local amenities, including a Hunts Grove Primary Academy just around the corner.

From the entrance hall, you are greeted by a spacious living room that overlooks the quiet close, providing a serene space for relaxation. The heart of the home is the fully fitted kitchen diner, which spans across the back of the property. This area is ideal for family gatherings and entertaining, with French doors that open directly into the low-maintenance garden, allowing for a seamless indoor-outdoor living experience.

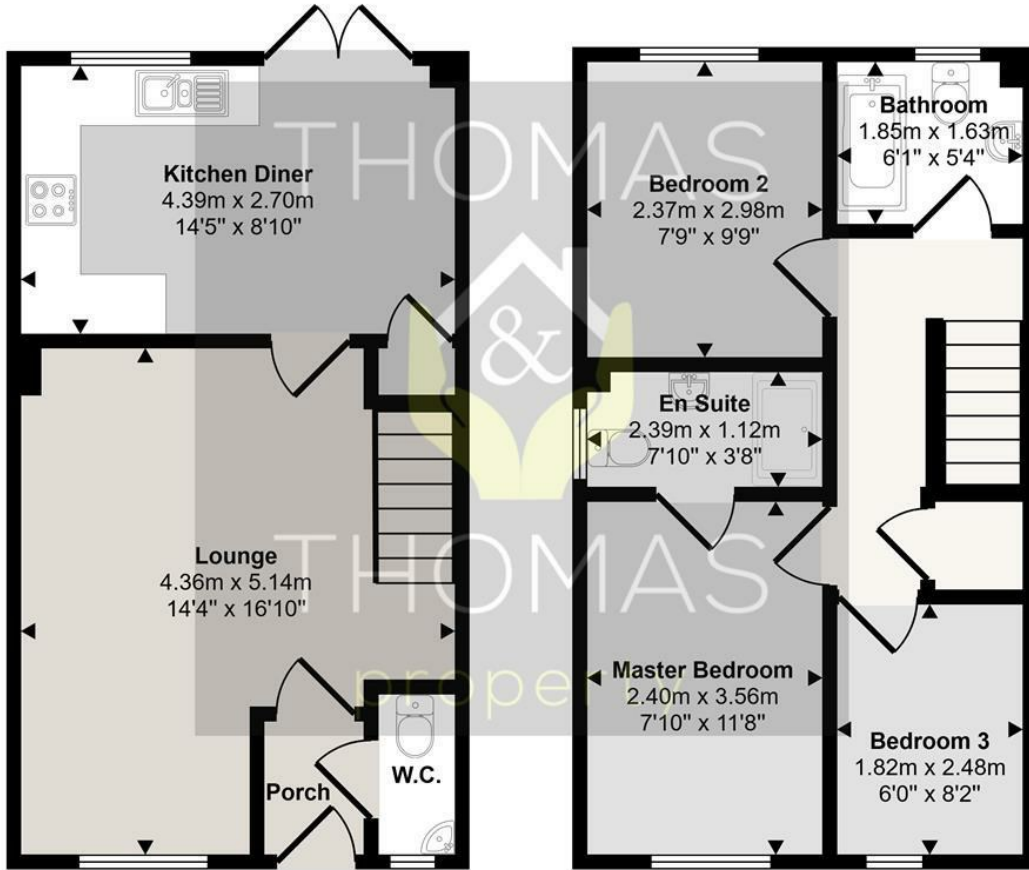
The house boasts three generously sized bedrooms, each designed with family living in mind. The master bedroom features an en-suite bathroom, providing a private retreat, while the modern family bathroom serves the other two bedrooms. Additionally, a convenient downstairs cloakroom enhances the practicality of the home.

Outside, the walled garden offers a secure and manageable space for children to play or for adults to unwind, with side access for added convenience leading to ample driveway parking, making everyday living easy and stress-free.

This delightful home is a perfect choice for those seeking a modern lifestyle in a friendly community. Don't miss the opportunity to make this lovely property your own.

- Hunts Grove home commanding a corner plot
 - Air conditioned property
 - Three bedrooms
- Open plan fitted kitchen diner
- En-suite, family bathroom & cloakroom
- Ample driveway parking

Approx Gross Internal Area
70 sq m / 750 sq ft



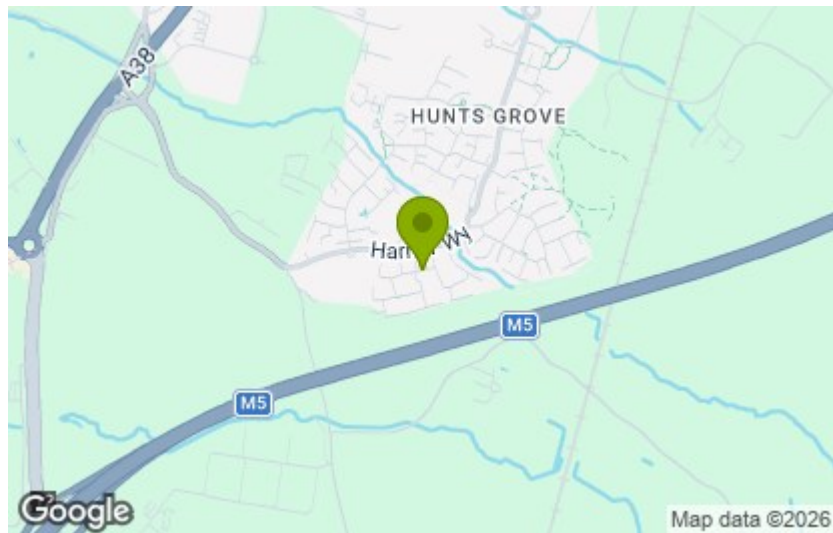
Ground Floor
Approx 35 sq m / 375 sq ft

First Floor
Approx 35 sq m / 375 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
	96
84	
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	



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