



R B WALTERS
ESTATE AGENTS



R B WALTERS
ESTATE AGENTS

*Brambling Way, Hardwicke, Gloucester,
Gloucestershire, GL2 4DS.*

£425,000

This extremely popular David Wilson design benefits from excellent off road parking and a garage that has been part converted to create a superb office space at the rear ideal for anyone wishing to run a small business or work from home.

Located in this popular development with plenty of recreational space close by for walks or family play this spacious and well-presented home offers accommodation across three floors.

Built in 2019 and having the remainder of the NHBC guarantee this 'Bayswater' design has a good size kitchen/dining room at the rear with French doors to the garden and also a lovely bay fronted lounge and cloakroom. The first floor has three double bedrooms with one being a lovely guest bedroom courtesy of its own ensuite and there is a family bathroom. The top floor is home to the extremely spacious master bedroom suite. Measuring 18ft x 11ft, the master suite has an ensuite shower room.

Outside the driveway provides parking, side by side for three cars and the garage with power and light has been converted so now provides storage at the front and a useful home office in the rear which can be accessed via a separate door from the garden. The rear garden is enclosed with a lawn and patio and enjoys a good degree of privacy.

The property 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' 5" x 3' 3" (1.65m x 0.99m)

Lounge

14' 8" x 10' 10" (4.47m x 3.30m)

Kitchen/Diner

18' 3" x 12' 0" (5.56m x 3.65m)

First Floor Landing

Bedroom

12' 3" x 11' 0" (3.73m x 3.35m)

Ensuite

7' 2" x 4' 5" (2.18m x 1.35m)

Bedroom

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





Bedroom

9' 9" x 7' 4" (2.97m x 2.23m)

Bathroom

7' 3" x 5' 6" (2.21m x 1.68m)

Second Floor landing

Bedroom

18' 10" x 11' 4" (5.74m x 3.45m)

Ensuite

6' 9" x 6' 7" (2.06m x 2.01m)

Outside

Driveway Parking for 3 Cars

Front Part of Garage

10' 11" x 6' 8" (3.32m x 2.03m)



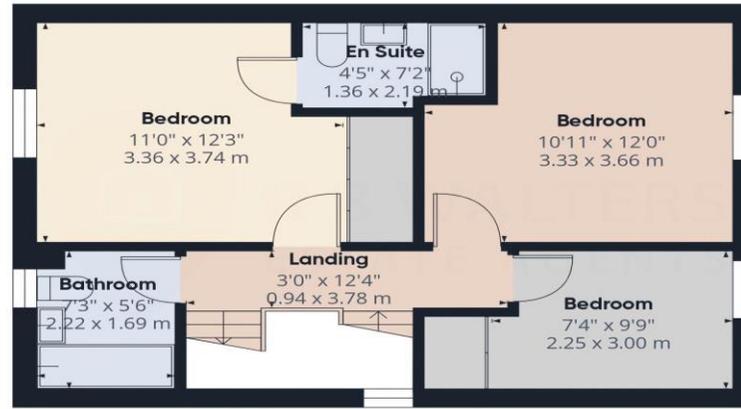
Home Office (Rear Part of Garage)

14' 0" x 9' 10" (4.26m x 2.99m)

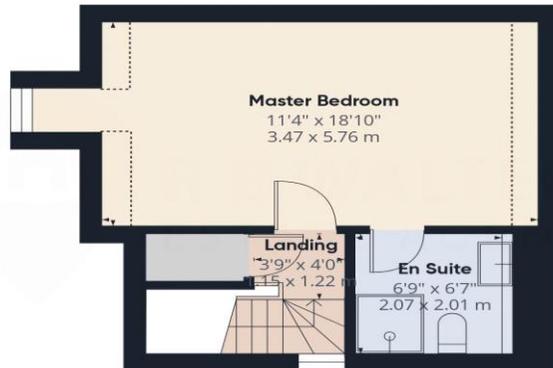
Rear Garden



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1452 ft²
134.8 m²

Reduced headroom

23 ft²
2.1 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