



## 8 Crossbill Close

Hardwicke, Gloucester, GL2 4EG

**Offers in excess of £485,000**



Murdock & Wasley Estate Agents are delighted to bring to the open market this outstanding four-bedroom detached family home, built by David Wilson Homes in 2020.

Enjoying a prime position on a private road within a highly sought-after development, this impressive property has been meticulously maintained and thoughtfully upgraded by the current owners, resulting in a home of exceptional quality and presentation throughout. Further benefitting from fully owned solar panels, it combines contemporary style with enhanced energy efficiency.

Designed with modern family living in mind, the spacious and versatile accommodation offers an abundance of natural light and well-proportioned living space. Highlights include a stunning principal bedroom with a stylish en-suite shower room, generous reception areas ideal for both everyday living and entertaining, and beautifully finished interiors throughout.

Externally, the property continues to impress with a private and enclosed rear garden, ample driveway parking, and a garage, providing both practicality and excellent kerb appeal.

A truly superb family home in a desirable location, early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.



### Entrance Hall

Accessed via composite door, power points, radiator, Amtico flooring, stairs to first floor landing. Doors lead off:

### Cloakroom

Low level wc, pedestal wash hand basin with a mixer tap over, radiator, partly tiled walls, Amtico flooring, side aspect upvc double glazed window. Wooden door to understairs storage cupboard with power points.

### Kitchen/ Diner

Range of base, wall and drawer mounted units, Silestone worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, eye level AEG double oven/ grill with five ring gas hob and extractor hood over. Integral dishwasher and fridge/ freezer. Space for dining table, inset ceiling spotlights, two radiators, Amtico flooring, rear and side aspect upvc double glazed windows and French doors leading to the garden. Door to:

### Utility

Range of base and wall and mounted units, Silestone worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, integral washing machine, space for tumble drier. Radiator, Amtico flooring, rear aspect composite double glazed door.

### Lounge

Tv point, power points, data points, two radiators, front aspect upvc double glazed bay window.

### Study

Data points, power points, radiator, Amtico flooring, front aspect upvc double glazed window.

### Landing

Access to part boarded and insulated loft space, wooden door to airing cupboard housing the pressurised cylinder, side aspect upvc double glazed window. Doors lead off:

### Master Bedroom

Tv point, power points, radiator, two sets of built in wardrobes, front aspect upvc double glazed window. Door to:

### En-Suite

Suite comprising step in double shower cubicle with shower off the mains, low level wc, pedestal wash hand basin with a mixer tap over. Shaver point, heated towel rail, partly tiled walls, inset ceiling spotlights, side aspect upvc double glazed window.

### Bedroom Two

Tv point, power points, radiator, built in wardrobes, two rear aspect upvc double glazed windows.

### Bedroom Three

Power points, radiator, two front aspect upvc double glazed windows.

### Bedroom Four

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

### Bathroom

Suite comprising step in shower cubicle with shower off the mains, panelled bath, low level wc, pedestal wash hand basin with a mixer tap over, partly tiled walls, heated towel rail, rear aspect upvc frosted double glazed window.

### Outside

To the side of the property there is a tarmacadam driveway with sensor security lighting which provides off road parking for two/ three vehicles with a EV car charger. This leads to the:

### Garage

Accessed via up and over door with power, lighting and vaulted storage.

To the rear is a beautifully maintained rear garden with a generous lawn bordered by attractive flowering plants and mature shrubs, creating a colourful and inviting outdoor space. A spacious paved patio provides the perfect area for outdoor dining and relaxation, complemented by a seating area, raised planting beds, useful shed, outdoor power points and a cold water tap. The garden is fully enclosed by fencing and brick walls, offering privacy and security, while the sunny aspect and well-kept landscaping make it ideal for both entertaining and family enjoyment.

### Agents Note

We are advised that the property benefits from solar panels which are owned outright, together with a battery storage system, providing excellent energy efficiency. This setup helps to significantly reduce monthly running costs while also generating an income through the sale of surplus electricity back to the National Grid.

### Tenure & Charges

Freehold

Estate Management Fee: £102.88 per annum

### Local Authority

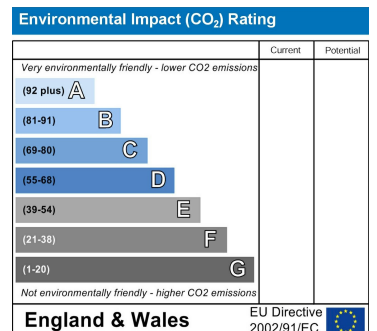
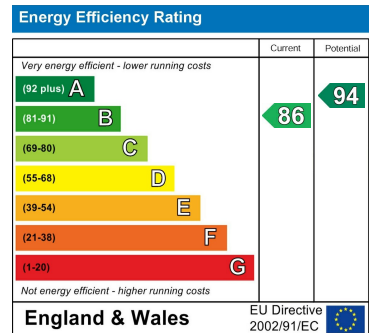
Stroud District Council  
Council Tax Band: E

### Services

Mains water, gas, electricity and drainage.

### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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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