



Church Lane, Gloucester GL2 4RP
Offers Over £625,000



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- Extended four bedroom detached family home
- Double garage and ample off road parking
- Stunning open plan kitchen-diner
- En-suite to master bedroom
- Living room, snug and conservatory
- EPC Rating C71

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Accommodation

Upon entering this family home, you are welcomed with a delightfully spacious entrance hall that provides access to the ground floor accommodation and stairs to the first floor. The ground floor accommodation comprises a large living room with open fireplace and triple aspect windows. The family room, that acts as a second reception room, is also generous in size and utilises French doors to the conservatory, which looks over the garden. There are two double bedrooms on the ground floor. The master features a large en-suite that comprises a shower, bath, WC, and sink. The master bedroom further benefits from fitted wardrobes and French doors that open into the garden. The heart of the home is the lovingly extended kitchen. The kitchen is made up of Putty matching wall and base units with a Granite worktop over. The matching island sits directly beneath the Skylight Lantern, allowing the natural light to bounce off the surface and flood the room. Integrated appliances in the kitchen include a dishwasher and wine cooler. There is a double Belfast style ceramic sink and space for a range style cooker. The dining area of the kitchen features large bifold doors to the garden and ceramic tiled flooring. In addition to the wonderful kitchen, there is a useful utility room that has matching wall and base units, sink with drainer and the combi boiler. On the first floor there are two double bedrooms with Velux windows., bedroom two provides eaves storage to either side of the room. These bedrooms are serviced by the family bathroom that comprises bath, WC, and sink.

Outside

To the front of the property there is ample off-road parking

with space for several vehicles. There is a detached double garage with electric roller doors. To the rear of the property, the garden is mainly laid to lawn and is enclosed with hedgerows.

Location

Hardwicke is a Village situated approximately four miles from Gloucester City centre. Within Hardwicke there is a Village Hall, several local shops, bus stops and Primary School. There is an array of excellent shopping facilities and amenities in nearby Quedgeley which include Tesco Extra, Post Office, several eateries, Dentist and Doctors Surgery. There are also both Primary and Secondary schools. Junction 12 of the M5 motorway is approximately, just over three miles providing easy access to Gloucester, Cheltenham, and Bristol.

Tenure, Services and Local Authority

Freehold

All mains services are believed to be connected to the property, with a septic tank for the drainage. Stroud District Council, tax band E. £2,258.40

Directions

From junction 12 of the M5 motorway, take the B4008 towards the A38. At the roundabout, take the third exit onto the A38 towards Gloucester. Follow the A38 for approximately 3 miles and then turn left onto Pound Lane. Continue along Pound Lane as it turns to Church Lane for 0.7 miles and the property will be found on the right hand side with our For Sale board outside.



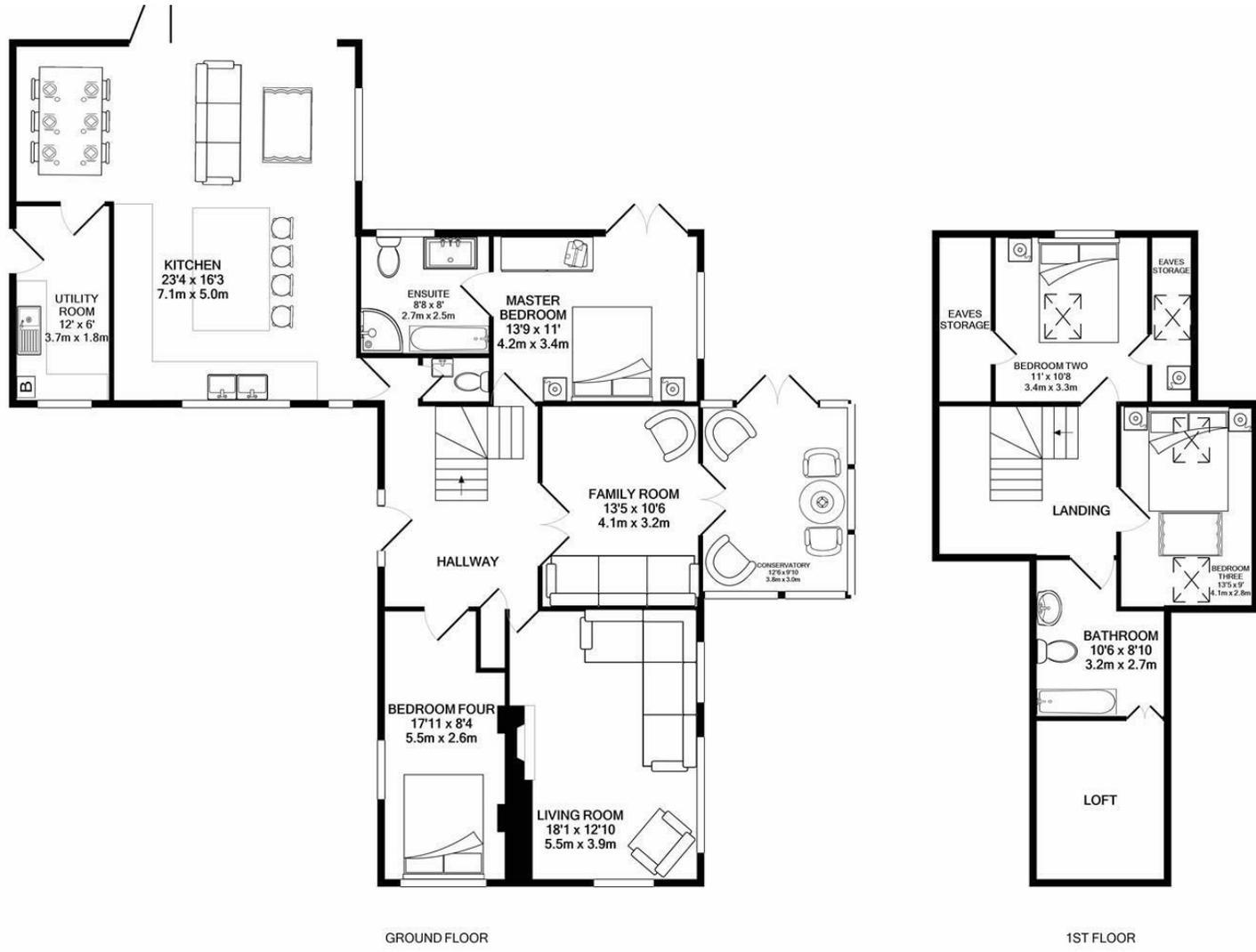
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GROUND FLOOR

1ST FLOOR

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