



**Warbler Close, Hardwicke GL2 4EH**

**£332,500**



# Warbler Close, Hardwicke GL2 4EH

• Modern three bedroom semi-detached home • En-suite shower room to master • Immaculately presented throughout • Spacious living accommodation • Private & enclosed rear garden • Driveway & single garage • Situated in the popular residential location of Hunts Grove • EPC rating B85 • Stroud District Council - Tax band D (£2,297.68 per annum) 2025/2026



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

**£332,500**

**01452 398010**  
**docks@naylorpowell.com**  
**www.naylorpowell.com**

## Entrance Hallway

Providing suitable space for shoes and coats, the hallway provides access to the living room, kitchen, downstairs w.c and stairwell leading to the first floor accommodation.

## Living Room

Spacious living room with two windows overlooking the front and side aspects.

## Kitchen / Dining Room

The modern kitchen benefits from an abundance of natural light streaming into the room via the window and French doors that open to the rear garden. Ideal space for a dining area is provided whilst the kitchen boasts ample worktop and storage space alongside an array of integrated appliances to include hob, oven, dishwasher, fridge and freezer. Access is provided to the utility room.

## Utility Room

The utility room provides further worktop and storage space alongside plumbing for an automatic washing machine. Built-in storage cupboard is located beneath the stairwell.

## Downstairs W.C

White suite cloakroom comprises w.c and wash hand basin.

## Landing

The generous sized landing area provides access to all three bedrooms, family bathroom, a built-in storage cupboard and to the loft above.

## Master Bedroom

Double bedroom with built-in double wardrobes, window overlooking the front aspect and access to the en-suite.

## En-Suite

Modern white suite shower room comprises w.c, wash hand basin, heated towel rail, shower cubicle and window with frosted glass overlooking the front aspect.

## Bedroom Two

Double bedroom with built-in storage cupboard and window overlooking the front aspect.

## Bedroom Three

Bedroom with window overlooking the side aspect.

## Bathroom

Modern white suite bathroom comprises w.c, wash hand basin, heated towel rail, bath and window with frosted glass overlooking the rear aspect.

## Outside

The property benefits from a low maintenance rear garden enclosed with walled and fenced borders. Patio area leads onto an astro turfed space and stone paved area making the garden ideal for entertaining guests and alfresco dining throughout the summer months. Gated access opens to the front of the property whilst personal use door from the garden provides access into the garage. Vehicular access to the agraage is [provided from the front accessed via the driveway.

## Location

Situated approximately five miles from the City centre positioned on the newly developed Hunts Grove Development offering convenient transport links to the City centre and located within close proximity to the M5 ideal for commuter links to other parts of the country. With primary schooling and various shops under development the up and coming area is an ideal location for growing families.

## Material Information

Tenure: Freehold with a communal service charge of approximately £132 per annum towards up keep of the communal areas. \*Information correct as of 01/12/25\*

Local Authority and Rates: Stroud District Council - Tax band D (£2,297.68 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

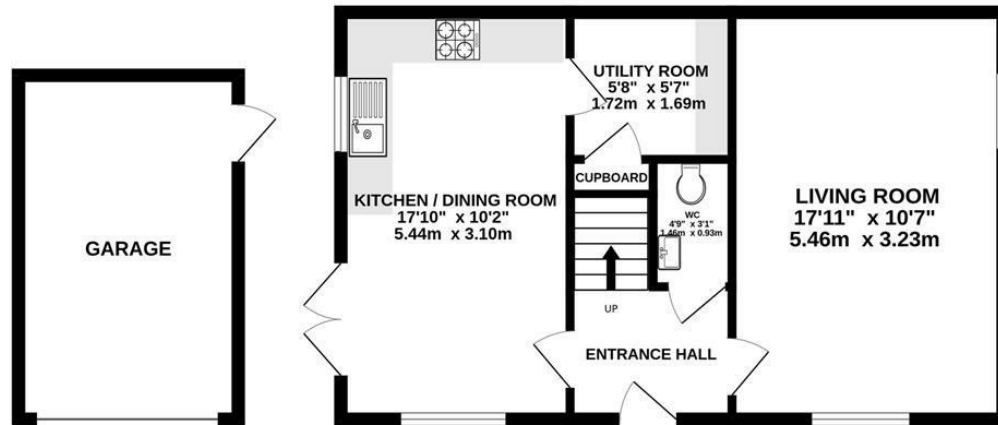
Heating: Gas central heating.

Broadband speed: Basic 10 Mbps, Ultrafast 1800 Mbps download speed.

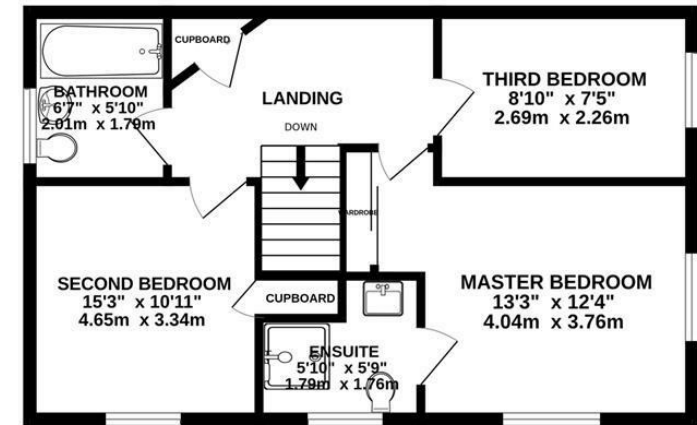
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

