



Brambling Way, Hardwicke GL2 4DS
£337,500



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• Modern three bedroom semi-detached home • En-suite shower room to master • Immaculately presented throughout • Spacious living accommodation • Private & enclosed rear garden • Driveway & detached single garage • Situated in the popular residential location of Hunts Grove • EPC rating B85 • Stroud District Council - Tax band D (£2,394.31 per annum) 2026/2027

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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 open plan room benefits from ample worktop and storage space with an array of integrated appliances to include gas hob, electric oven, fridge, freezer and dishwasher. Suitable space for a dining area is provided with access provided to a utility room to the rear. Window overlooks the rear garden with French doors opening to the garden itself.

Utility Room

An extension from the kitchen, the utility room offers additional worktop and storage space alongside plumbing for an automatic washing machine.

Downstairs W.C

Modern white suite cloakroom comprises w.c and wash hand basin.

Landing

Spacious landing area provides access to all three bedrooms, family bathroom and to the loft above.

Master Bedroom

Double bedroom with window overlooking the front aspect and access to an en-suite shower room.

En-Suite

Modern white suite shower room comprises w.c, wash hand basin, heated towel rail, walk-in 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 private low maintenance rear garden enclosed with walled and fenced borders. Patio area leads onto an lawn area ideal for entertaining guests and alfresco dining throughout the summer months. Gated access opens to the front of the property whilst additional gate opens to the driveway. Vehicular access to the garage 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 £286.04 per annum towards up keep of the communal areas.

Information correct as of 18/08/26

Local Authority and Rates: Stroud District Council - Tax band D (£2,394.31 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

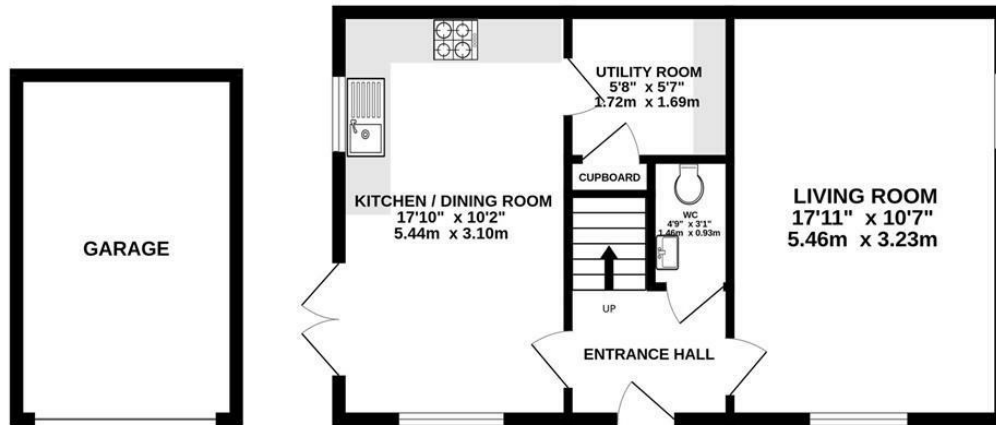
Heating: Gas central heating.

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

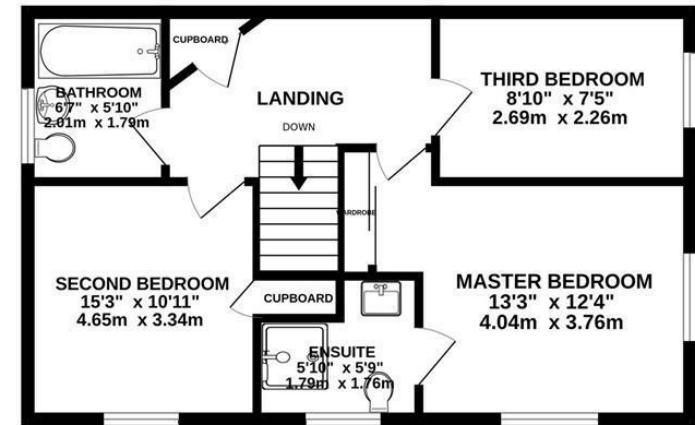
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

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.
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