



**Hunts Grove Drive, Hardwicke GL2 4BH**

**£450,000**



## Hunts Grove Drive, Hardwicke GL2 4BH

- Four double bedroom detached family home
- Immaculately presented throughout
- Open plan kitchen and dining area with integrated appliances
- Private and enclosed rear garden
- Single garage with off-road parking to the front
- EPC rating TBC

**£450,000**

### Accommodation

Situated on the popular Hunts Grove development, this detached former show home is approached via a gated front garden whilst overlooking the open greenery to the front. Stepping into the spacious entrance hall, access to the downstairs w.c is provided alongside access to the light and airy lounge and kitchen dining room. The lounge itself benefits from dual aspect views allowing for ample natural light to the front and rear of the property with french doors opening to the rear garden itself. The kitchen dining room continues the light and airy feel whilst benefitting from integrated appliances to include fridge, freezer, four ring gas hob, electric oven, washing machine and dishwasher whilst opening to the convenient additional living space in the orangery to the rear providing further access to the rear garden.

Taking the stairs to the first floor, two of the double bedrooms are located each providing dual aspect views to the front and rear of the property including the master suite with en-suite room.

The property is completed internally with further second floor accommodation comprising of two further double bedrooms alongside the modern white suite family bathroom to include w.c, hand basin and bath with shower attachment over.

### Outside

Externally, the property boasts a private and enclosed low maintenance rear garden with patio and astro turfed areas alongside gated side access leading to the front of the property. A personal use door to the single garage is also found with an up and over door to the front where off-road parking for two vehicles is located.

### Location

Situated 5 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.

### Local Authority, Services & Tenure

Stroud Council - Tax band F.

Mains water, drainage, gas and electric are connected.

Freehold.



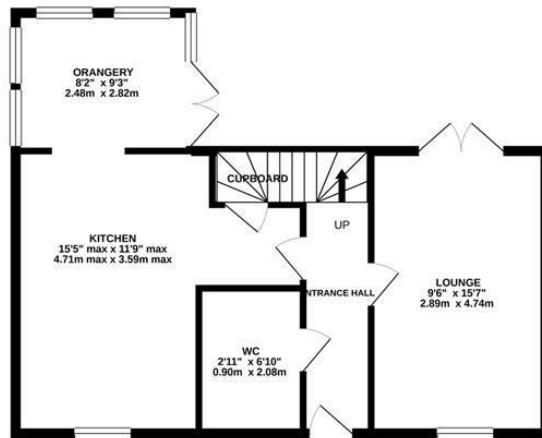
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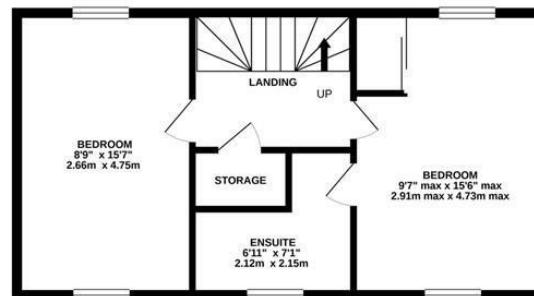
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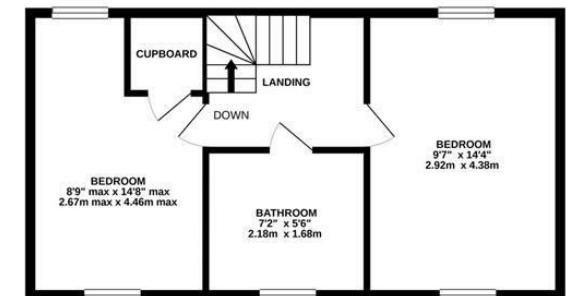
GROUND FLOOR



1ST FLOOR



2ND 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.  
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(0-10) A			
(11-40) B			
(41-60) C			
(61-80) D			
(81-90) E			
(91-100) F			
(101-120) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

