

# HUNTERS®

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## Hunts Grove Drive Hardwicke, Gloucester, GL2 4BH

Asking Price £595,000

4 3 3 B

Council Tax: F



# Hunts Grove Drive

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Hunters Estate Agents are delighted to offer for sale, this exceptional four bedroom detached stone built family home, benefitting from many upgrades complete with a private double garage.

This fine luxury property offers impressive rooms throughout, but it is the quality of the fittings and general presentation and decor which sets this house apart. The current owners paid extra for additional high-quality fittings in the kitchen and bathrooms, and the investment has paid off, this must be the most impressive house on the development. The largest investment has been in the side and rear gardens. The outdoor space is outstanding. The patio has been re-laid and extended to the entire rear garden and a majority of the side plot. A recently fitted wooden pagoda with a bamboo roof, power and lighting is large enough to host a six-seater table and chairs in comfort. The garden which enjoys a high degree of privacy and can also be enjoyed from a large dwarf wall style conservatory.

Accommodation includes: A large 22' living room, a separate dining room and a 22' kitchen/breakfast room with separate utility room. A 14' conservatory and ground floor wc complete the ground floor layout.

On the first floor, the main bedroom has a separate dressing area and a dedicated en-suite. Bedroom two also boasts of its own en-suite with two further bedrooms being serviced by the family bathroom.

Finally, the double garage has two individual access doors, mains power and light, under eave storage and a rear pedestrian door.

Hunts Grove Drive is an exceptional location with a short 2-minute walk to a small wooded recreational area (ideal for a leisurely dog walk) and the local Hunts Grove primary school. Opposite, is the Acorn Edge Park and play area. The local cricket club and tennis club are all within easy walking distance and further shopping and leisure facilities are accessible at Hardwick and Quedgeley.

This fabulous house comes highly recommended.

- **Luxury Four Bedroom/Three Bathroom Detached Crest Nicholson Home**
- **Extensive External Professional Landscaping**
- **Just Two Miles from M5 Junction 12**
- **Close to Local Cricket Club and Waterwells Sports Centre**
- **Ultra Efficient EPC Rating of 'B'**
- **Many Upgrades and Improvements Throughout**
- **Double Garage and Extensive Driveway**
- **Close to Four Infant Schools and Homleigh Park High School**
- **Offered for Sale with No Onward Chain**
- **Tenure - Freehold | Council Tax Band F (Estimated cost £3,422.42 per year)**

**Living Room**

22'0" x 12'0" (6.71 x 3.66)

**Kitchen / Breakfast Area**

22'3" x 12'0" (6.80 x 3.68)

**Dining Room**

13'1" x 9'0" (4.00 x 2.76)

**WC**

5'3" x 3'2" (1.62 x 0.98)

**Utility Room**

6'5" x 4'3" (1.97 x 1.32)

**Bedroom One**

9'8" x 12'1" (2.96 x 3.70)

**En-Suite (B1)**

7'2" x 7'8" (2.20 x 2.35)

**Bedroom Two**

11'0" x 11'6" (3.36 x 3.52)

**En-Suite (B2)**

4'0" x 7'10" (1.23 x 2.39)

**Bedroom Three**

12'1" x 6'10" (3.69 x 2.09)

**Bedroom Four**

10'8" x 8'8" (3.26 x 2.66)

**Bathroom**

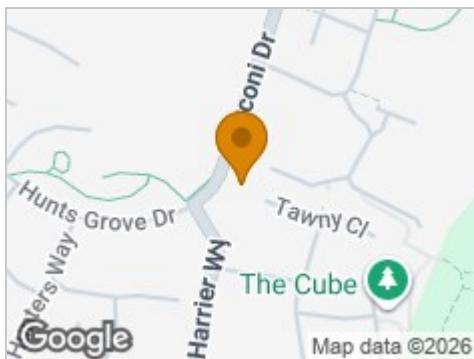
5'8" x 7'10" (1.75 x 2.40)

**Sunroom**

11'0" x 14'9" (3.37 x 4.50)



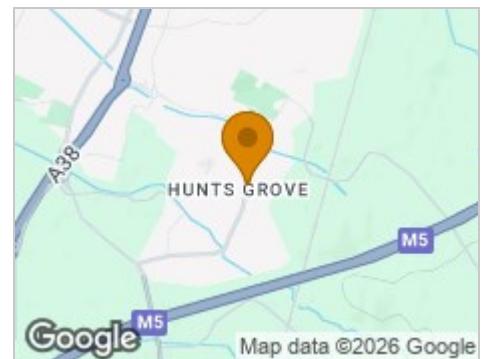
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.