

Farley Way, Hardwicke, Gloucester, GL2 4EU

Gloucester

Offers Over

£350,000





Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Why go through the hassle of waiting for your new build to be ready? Being pushed back because of builder delays, bad weather delays etc. Why go through the hassle of snagging lists and fighting the developer to fix their mistakes??

Instead, take at look at this nearly new family home situated in the popular and super convenient suburb of Hunts Grove. The property still retains the builder warranty as well as its NHBC guarantee, but the initial snagging has been done by the seller. Moving out of the area to be nearer the family the owners have presented a home of distinction with a particularly impressive south facing garden and good size driveway - Yes, you can even open doors without banging on neighbours car or walls!!!

The well presented home is laid out over three floors and offers flexible, family accommodation of stylish kitchen/diner, impressive living room overlooking the garden and WC on the ground floor. The first floor provides three double bedrooms as well as a well appointed family bathroom, whilst the second floor provides a master bedroom suite with large built in wardrobes and an adjacent en-suite shower room.

As described the upgraded rear garden is larger than expected, is well maintained and is south facing to enjoy the sun. To the side you will find a comfortable drive, wider than normal for family parking.

Hunts Grove has proven to be a popular residential development on the southern edge of Gloucester, close to Hardwicke. It offers a range of green open spaces, play areas and families benefit from Hunts Grove Primary Academy within the development, while nearby shops and services add to the day-to-day convenience. Gloucester city centre, with its shops, historic attractions and leisure facilities, is around five miles away. The area is also well placed for travel, with the M5 nearby, a regular bus service into Gloucester and access to the city's railway station.


PLEASE
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GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

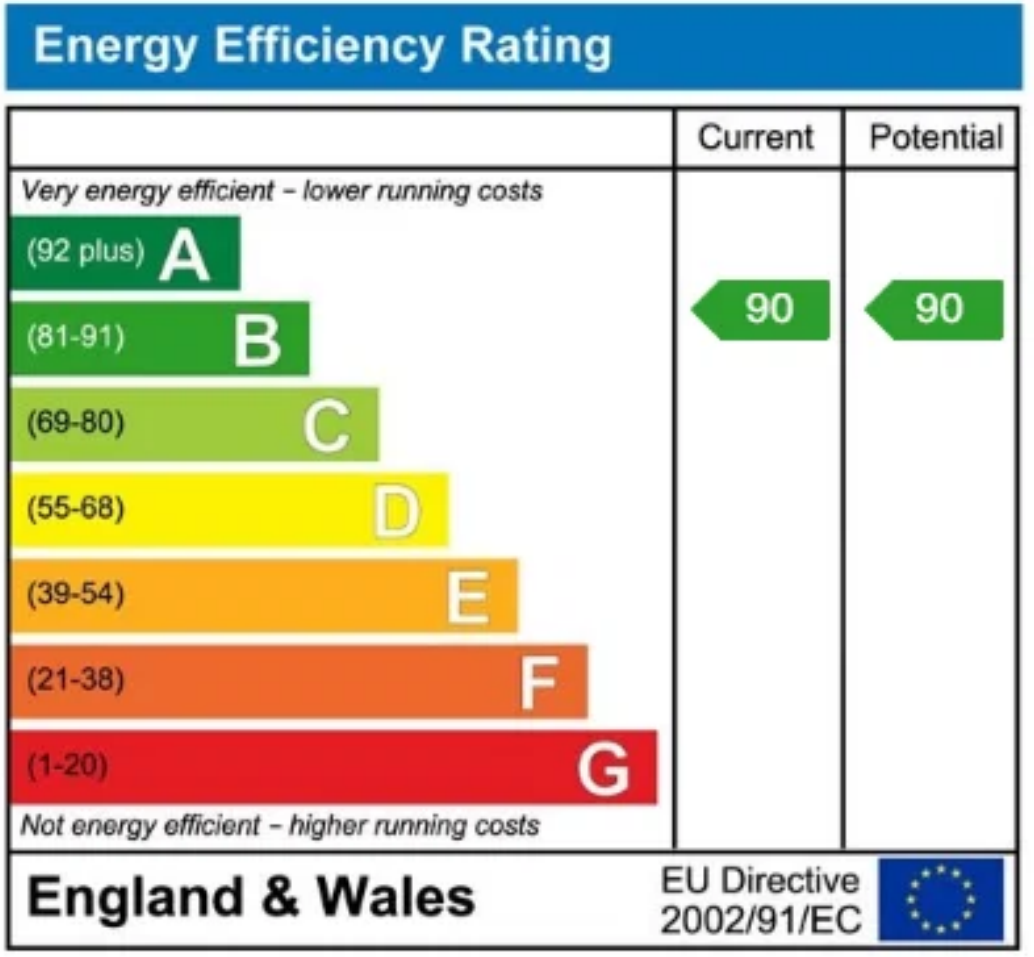
1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

2ND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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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