



48 Nightingale Close, Hardwicke, Gloucester, GL2 4EB

£475,000

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Farr & Farr Sales Lettings 

48 Nightingale Close, Hardwicke, Gloucester, GL2 4EB

£475,000

Built to an incredibly high specification, this four bedroom executive home sits on a quiet corner in the popular Hunts Grove with excellent access to green open space.

The front door opens into a spacious entrance hall with cloakroom, study and spacious living room off. A large kitchen / dining room with views over the south-facing rear garden has been fitted to the highest standards with quartz worktop and AEG appliances. A utility room serves the kitchen with a door to the rear garden. Four large bedrooms sit on the first floor with an en suite serving the master bedroom and family bathroom. To the rear, the low maintenance garden features a patio with pergola and gives rear access to the garage and driveway.

Hunts Grove is a popular new estate to the south of Gloucester with excellent access to the M5 and local amenities.

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Front External

Lawn. Car charging point. Garage with lighting and electric. Driveway for two cars.

Entrance Hall

Upvc front door into entrance hall. Fitted wardrobes. Laminate flooring. Radiator.

Living Room 19' 0" x 12' 2" (5.79m x 3.71m)

Double glazed bay window to front. Laminate flooring. Air conditioning unit. Radiator.

Study 9' 5" x 7' 8" (2.87m x 2.34m)

Double glazed window to front. Radiator. Laminate flooring.

Kitchen / Dining Room 20' 2" x 15' 4" (6.14m x 4.67m)

Range of wall, base and drawer units. Quartz worktop. AEG induction hob. AEG extractor hood. AEG microwave. AEG oven. Wine cooler. American style fridge freezer. Double sink with mixer tap. Double glazed window to rear. Large French doors and windows to rear garden. Air conditioning unit. Radiator. Laminate flooring.

Utility Room 8' 4" x 5' 2" (2.54m x 1.57m)

Wall and base units. Quartz worktop over. Sink with mixer tap. Boiler. Washing machine. Dryer. Laminate flooring. Door to rear garden. Extractor fan. Radiator.

Cloakroom 4' 10" x 5' 2" (1.47m x 1.57m)

Frosted double glazed window to side. WC. Basin. Radiator. Laminate flooring. Understairs cupboard.

First Floor

Double glazed window to side. Laminate flooring. Access to loft via hatch. Airing cupboard with hot water tank.

Master Bedroom 14' 10" x 12' 2" (4.52m x 3.71m)

Double glazed window to front. Air conditioning unit. Radiator. Laminate flooring. Two fitted wardrobes. Separate heating control system.

En Suite 7' 2" x 4' 6" (2.18m x 1.37m)

Frosted double glazed window to side. WC. Basin. Enclosed shower. Heated towel rail. Laminate flooring. Part tiled walls. Extractor fan.

Bedroom Two 14' 4" x 12' 2" (4.37m x 3.71m)

Two double glazed windows to rear. Air conditioning unit. Radiator. Laminate flooring.

Bedroom Three 13' 4" x 9' 5" (4.06m x 2.87m)

Two double glazed windows to front. Radiator. Laminate flooring.

Bedroom Four 10' 2" x 9' 11" (3.10m x 3.02m)

Double glazed window to rear. Radiator. Laminate flooring.

Bathroom 8' 9" x 7' 5" (2.66m x 2.26m)

Frosted double glazed window to rear. WC. Basin. Bath. Separate enclosed shower. Heated towel rail. Laminate flooring. Tiled flooring.

Rear Garden

Patio. Artificial lawn. Brick and fence surround. Side access. Pergola. Access to rear.

Agency Notes

EPC Rating – B

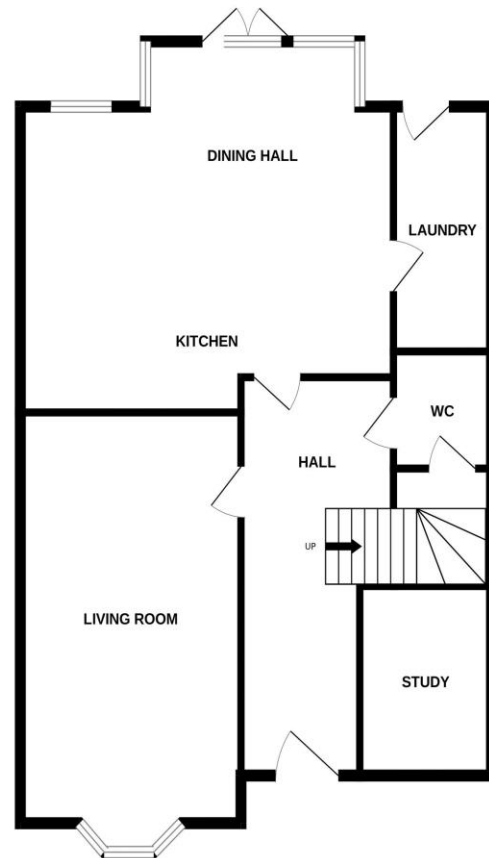
Council Tax - E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | 86 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

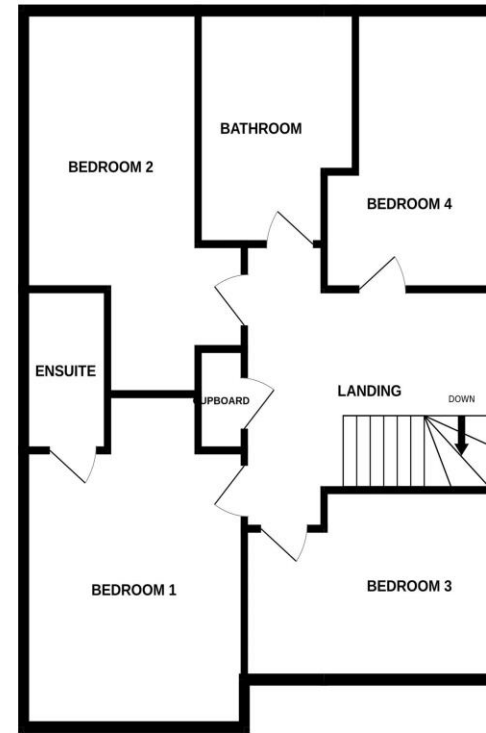




GROUND FLOOR



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.
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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

City Centre
2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ enquiries@
farrandfarr.co.uk

Hucclecote
50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@
farrandfarr.co.uk

Longlevens
125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@
farrandfarr.co.uk

Lettings
40 Oxstalls Way
Gloucester GL2 9JQ
☎ 01452 238298
✉ lettings@
farrandfarr.co.uk