



## Hunts Grove, Hardwick, Gloucester

**£1,650 PCM**

Welcome to a vibrant new community at Oaklands, Hunts Grove in Hardwick! Nestled on the doorstep of the city of Gloucester, this brand-new collection of 3 and 4 bedroom homes is a dream come true.

Introducing The Spruce, an impressive double-fronted home that seamlessly blends traditional architecture with contemporary design to create a truly striking living space.

Upon entering, you'll find a welcoming entrance hallway complete with a convenient WC. To the left, a spacious living room extends across the entire length of the house, bathed in natural light and offering access to the rear garden through patio doors. To the right, an elegant open-plan kitchen/diner awaits, featuring a breakfast bar and integrated appliances. At the rear of the home, a practical utility room adds to the functional layout.

As you ascend to the upper level, you'll discover three well-proportioned bedrooms and a family bathroom. The master bedroom is a luxurious retreat, complete with a private dressing area and the added indulgence of an en-suite bathroom – providing that little extra space just for you.

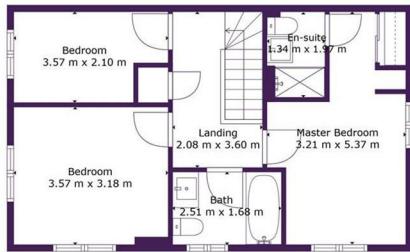
That's not all - outside, you'll have a private driveway as well as front and rear gardens!

Hunt's Grove is in a wonderful location, just minutes away from local schools, supermarkets, shops, parks, a doctor's surgery, and community facilities. Perfect for any family looking for a new home!

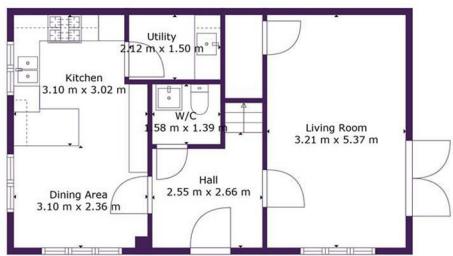
Gloucester railway station runs services to London Paddington, Bristol, Worcester, and Cardiff and buses operate regularly from Quedgeley to the city centre.

The development is just two miles from Junction 12 of the M5, connecting you to Cheltenham in less than 20 minutes and Bristol City Centre within just 35 minutes!





Floor 2



Floor 1

**Ascend**

**TOTAL: 98 m<sup>2</sup>**  
**FLOOR 1: 49 m<sup>2</sup>, FLOOR 2: 49 m<sup>2</sup>**

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
96-100% A	84	94	
85-95% B		84	
76-85% C		83	
66-75% D		76	
56-65% E		66	
46-55% F		56	
36-45% G		46	
All energy efficient - higher running costs			