



48 Nightingale Close

Hardwicke, Gloucester, GL2 4EB

Offers over £455,000



Murdock & Wasley Estate Agents are delighted to present this immaculately maintained four bedroom detached house, located within the highly sought-after Huntsgrove Development. Enjoying a prime position, the property offers access to many local amenities as well as convenient transport links, and is offered to the market with no onward chain.

Built in 2021, the home has been finished to excellent standards and provides generous accommodation throughout. It features a spacious open plan kitchen/diner, ideal for modern family living, complemented by a separate utility room and a cloakroom. Upstairs, there are four well-proportioned bedrooms, with the master bedroom further enhanced by an en-suite shower room.

Externally, the property boasts a beautifully presented south-easterly facing garden, together with off-road parking and a garage.



Entrance Hall

Accessed via composite door, telephone point, power points, radiator, bespoke fitted storage units, vinyl flooring, stairs to first floor landing. Doors lead off:

Lounge

Tv point, telephone point, power points, radiator, air conditioner unit, vinyl flooring, front aspect upvc double glazed bay window.

Study

Power points, radiator, vinyl flooring, front aspect upvc double glazed window.

Cloakroom

Low level wc, vanity wash hand basin with mixer tap over and storage below, radiator, mirrored vanity cupboard, vinyl flooring, side aspect upvc frosted double glazed window

Storage Cupboard

Power points, telephone point, vinyl flooring.

Kitchen/Diner

Range of base, drawer and wall mounted units with feature lighting, silestone worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, tv point, AEG eye level oven/grill and microwave, four ring electric hob with extractor hood over, integral dishwasher and wine cooler, space for American fridge/freezer and dining table and chairs. Partly tiled walls, radiator, air conditioner unit, inset ceiling spotlights, vinyl flooring, rear and side aspect upvc double glazed window and French doors leading to the garden.

Utility

Base and wall mounted units, silestone worktop, single sink unit with mixer tap over, power points, partly tiled walls, radiator, space for washing machine and tumble dryer, vinyl flooring, rear aspect upvc double glazed door leading to the garden.

Landing

Power points, radiator, access to loft space, door to storage cupboard, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Tv point, power points air conditioner unit, fitted wardrobes, front aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. Partly tiled walls, shaver point, mirrored vanity cupboard, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Bedroom Two

Power points, radiator, air conditioner unit, two rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, two front aspect upvc double glazed windows.

Bedroom Four

Power points, radiator, rear aspect upvc double glazed unit.

Bathroom

Suite comprising panelled bath with shower off the mains over, single step in shower cubicle with shower off the mains over, vanity wash hand basin with mixer tap over and storage below, low level wc. Partly tiled walls, heated towel rail, mirrored vanity cupboard, rear aspect upvc frosted double glazed window.

Outside

At the front of the property, a paved pathway leads to the front door, which is sheltered by a canopy porch. Neatly maintained lawns lie to either side, extending around to the side of the house. A further pathway provides access to a wooden gate, offering convenient entry to the rear garden. In addition, the property benefits from an EV charging point.

To the rear, the property enjoys a south-easterly facing garden with a low-maintenance artificial lawn and a covered patio area, complete with a wooden gazebo, perfect for outdoor furniture and entertaining. Steps lead to a wooden gate, providing access to the off-road parking space and garage, which is fitted with power and lighting and accessed via an up-and-over door. There is also an EV charging point.

Tenure & Charges

Freehold.

We are advised there is a management estate charge of circa £200.00 per annum.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council.

Council Tax Band: G

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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