



30 Brambling Way

Hardwicke, Gloucester, GL2 4DS

Offers in excess of £475,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this superbly presented four bedroom detached family home built by David Wilson Homes in 2019.

Nestled on a private road in a sought-after location, this property boasts multiple upgrades from its current owners, elevating it to a show home standard throughout. With spacious accommodation to accommodate the entire family, including a master bedroom with en-suite, enclosed rear garden, driveway and tandem garage, this property offers convenience and comfort.

Don't miss the opportunity to explore all that this property has to offer and contact us to schedule your viewing today!



Entrance Hall

Accessed via composite door, power points, radiator, Amtico flooring, stairs to first floor landing. Doors lead off:

Cloakroom

Low level wc, pedestal wash hand basin with a mixer tap over, radiator, partly tiled walls, Amtico flooring, side aspect upvc double glazed window. Wooden door to understairs storage cupboard with power points.

Kitchen/ Diner

Range of base, wall and drawer mounted units, Silestone worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, eye level AEG double oven/ grill with induction hob and extractor hood over. Integral dishwasher, fridge/ freezer and wine cooler. Inset ceiling spotlights, partly tiled walls, two radiators, Amtico flooring, rear and side aspect upvc double glazed windows and French doors leading to the garden. Door to:

Utility

Range of base and wall and mounted units, Silestone worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, space and plumbing for washing machine and tumble drier. Radiator, Amtico flooring, rear aspect composite double glazed door.

Lounge

Tv point, power points, data points, two radiators, front aspect upvc double glazed bay window.

Study

Data points, power points, radiator, Amtico flooring, front aspect upvc double glazed window.

Landing

Access to part boarded and insulated loft space, wooden door to airing cupboard housing the pressurised cylinder, side aspect upvc double glazed window. Doors lead off:

Master Bedroom

Tv point, power points, radiator, two sets of built in wardrobes, front aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step in double shower cubicle with shower off the mains, low level wc, pedestal wash hand basin with a mixer tap over. Shaver point, heated towel rail, partly tiled walls, inset ceiling spotlights, side aspect upvc double glazed window.

Bedroom Two

Tv point, power points, radiator, wooden wall panelling, two rear aspect upvc double glazed windows.

Bedroom Three

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

Bedroom Four

Power points, radiator, bespoke desk with base mounted units and worktop, rear aspect upvc double glazed window.

Bathroom

Suite comprising step in shower cubicle with shower off the mains, panelled bath, low level wc, pedestal wash hand basin with a mixer tap over, partly tiled walls, heated towel rail, rear aspect upvc frosted double glazed window.

Outside

To the front of the property a flagstone path leads to the covered porch with gravelled borders to either side.

To the side of the property there is a tarmac driveway with sensor security lighting which provides off road parking for two/ three vehicles. This leads to the:

Tandem Double Garage

Accessed via up 'N' over door, power, lighting, re-enforced ceiling and rear door leading to the garden.

To the rear of the property there is an enclosed garden which comprises of an Indian Sandstone patio suitable for table and chairs, this steps up to a flat lawn with mature flower and shrub borders. The rear garden also benefits from a hot and cold outside tap, bespoke storage unit, outside power points and featuring lighting.

Tenure & Charges

Freehold

Estate Management Fee: £102.88 per annum

Local Authority

Stroud District Council

Council Tax Band: E

Services

Mains water, gas, electricity and drainage.

Awaiting Vendor Approval

These 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	85	
(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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