



2 Lutra Close

Hardwicke, Gloucester, GL2 4EL

£425,000



Murdock & Wasley Estate Agents are delighted to present this rare opportunity to purchase a David Wilson "Bayswater" four-bedroom detached home, set on a highly desirable private road with parking for at least two cars and a single garage, in the popular Hunts Grove Development

A welcoming hallway leads to a bay-fronted lounge and a spacious open-plan kitchen/diner, with French doors opening onto the garden—ideal for family living and entertaining. A cloakroom completes the ground floor.

The first floor includes three double bedrooms (one with ensuite) and a family bathroom. The entire top floor is dedicated to the master suite, offering generous space, custom fitted wardrobes and an en suite..

Outside, the home benefits from an enclosed back garden, garage and driveway with ample parking, all in a tucked-away position.



Entrance Hall

Accessed via upvc double glazed door, wall mounted radiator, stairs to first floor landing, door to under stairs storage, doors lead off:

Lounge

Television point, data point, power points, wall mounted radiator, front aspect upvc double glazed bay window.

Wash Cloakroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, wall mounted radiator, side aspect frosted upvc double glazed window.

Kitchen / Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, eye level oven/ grill, six ring gas hob and extractor hood over. Integral dishwasher and tall fridge freezer. Space for dining table, rear aspect upvc double glazed windows, rear aspect upvc double glazed french door leading to garden. Door leads off:

First Floor Landing

Power points, wall mounted radiator, side aspect frosted upvc double glazed window, stairs to second floor landing. Doors lead off:

Bedroom Two

Power points, wall mounted radiator, built in wardrobe, front aspect upvc double glazed window.

En Suite

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, double step in cubicle with shower over, wall mounted heated towel rail, partly tiled walls, front aspect frosted upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bedroom Four

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap over, partly tiled walls, rear aspect upvc double glazed window.

Second Floor Landing

Power points, door to large storage, side aspect frosted upvc double glazed window. Door leads off:

Bedroom One

Power points, wall mounted radiator, custom fitted wardrobes, front aspect upvc double glazed window, rear aspect double glazed roof light. Door leads off:

En Suite

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, double step in cubicle with shower over, wall mounted heated towel rail, partly tiled walls, rear aspect double glazed roof light.

Outside

To the front of the property a small garden laid to decorative stone surrounds a flagstone path leading to the front door.

To the side of the property a tarmac driveway provides parking for two vehicles directly in front of the garage.

To the rear of the property a patio leads down to a garden laid to grass, enclosed by wooden fencing and brick walling.

Garage

Accessed via up'n'over door.

Tenure & Charges

Freehold.

Estate Management Charge: Circa £200 pa.

Preim Management Company

Services

Mains water, electricity, gas & drainage.

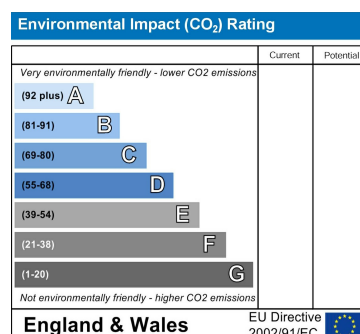
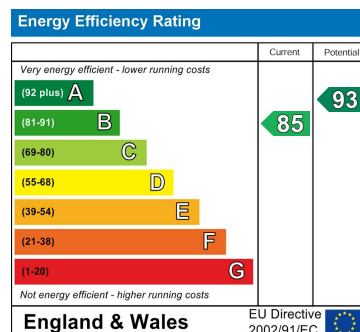
Local Authority

Stroud District Council

Tax Band: E

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.



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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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