Murdock & Wasley
ESTATE AGENTS



9 Stockdale Close

Hardwicke, Gloucester, GL2 4JN

£595,000

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We are delighted to offer for sale this impressive, extended five/six-bedroom executive detached family home, situated in the highly sought-after location of Dales Wharf, Hardwicke. Enjoying an attractive open outlook over greenery to the front, the property is ideally positioned close to the Gloucester and Sharpness Canal, as well as a selection of highly regarded primary and secondary schools.
A further benefit is the property's solar panel system, which can help reduce household electricity costs.
The spacious and versatile accommodation comprises a large entrance hallway, cloakroom, lounge, dining room, L-shaped kitchen/breakfast room and snug. Upstairs, there is a master bedroom with en-suite, four further bedrooms and a large, luxurious family bathroom. Bedroom four also benefits from a spiral staircase leading to an additional dressing room, offering further flexibility.
Outside, the property enjoys a large, enclosed and mature rear garden with patio area, providing an ideal space for relaxing and entertaining. To the front, there is ample driveway parking for approximately three to four vehicles.







Entrance Hallway
Accessed via front door, Upvc double glazed window to side, stairs leading to first floor, power points, doors to cloakroom, lounge, dining room & open plan kitchen/breakfast room.

Cloakroom
Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

Lounge
Upvc double glazed windows to front & Upvc double glazed sliding doors to rear, television point, power points, two radiators, fully fitted featured log burner.

Dining Room
Upvc double glazed french doors to rear & Two Upvc double glazed windows to rear, two radiators, power points.

Open Plan Kitchen/Breakfast/ Family Room
Upvc double glazed windows to rear. A range of eye & base level units with roll edge work tops, sink/drainer with hot water tap, built in double oven with separate induction hob & hood, built in fridge/freezer & dishwasher, breakfast bar, tiled flooring, recessed down lights, power points, opening into the family area which hold Upvc double glazed french doors to side, Upvc double glazed windows to rear, radiator, tiled flooring, recessed down lights. Opening into:

Utility Room
Upvc double glazed door to side. Base level units with roll edge work tops, plumbing & space for washing machine & tumble dryer, wall mounted combination boiler, radiator.

First Floor Landing
Recessed down lights, power points, doors leading to all rooms.

Bedroom 1
Upvc double glazed windows to front, radiator, power points, built in wardrobes, door too:

En-Suite
Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, partly tiled walls, radiator, extractor fan.

Bedroom 2
Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 3
Upvc double glazed windows to rear, radiator, power points, build in wardrobes.

Bedroom 4
Upvc double glazed windows to rear, radiator, power points.

Bedroom 5
Upvc double glazed windows to front, radiator, power points, built in wardrobe, spiral stairs leading too:

Office/ Loft Room
Velux window to front, radiator, power points.

Bathroom
Upvc frosted double glazed windows to rear, four piece suite comprising of panelled jacuzzi bath, walk in shower cubicle, low level wc & two vanity wash hand basins. Two mirrors, partly tiled walls, recessed down lights. heated towel rail.

Rear Garden
A fantastic size garden which is partly paved, mainly laid to lawn, gated side access, access to double garage, cold water tap.

Double Garage
Partly converted into a hair salon & further storage. Power & lighting available.

Tenure
Freehold.

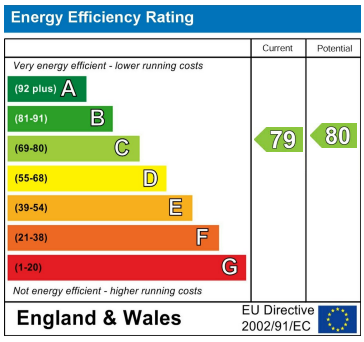
Services
Mains water, gas, electricity & solar panels to the rear which are owned outright.

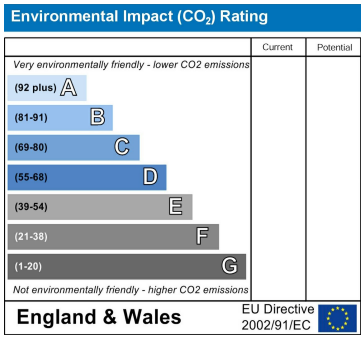
Local Authority
Stroud District Council- Band F

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.

Agents Note
The Solar panels are owned by the current owners- Fitted in 2019 by ESD.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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