



MICHAEL TUCK
ESTATE & LETTING AGENTS



Newland Homes, Uptons Garden, Upton's Garden, Whitminster

Gloucester

Fixed Price £630,000

Newland Homes, Uptons Garden, Upton's Garden

Gloucester

Double fronted 4 Bedroom DETACHED ZERO CARBON home with DOUBLE GARAGE, FLOORING THROUGHOUT and READY TO MOVE INTO.

LAST of the 'Hartpury' design, RESERVE TODAY FOR IMMEDIATE OCCUPATION! Developer offering STAMP DUTY CONTRIBUTION.

Plot 3 'The Hartpury' is a ZERO CARBON 'A' rated energy efficient home designed for lower running costs. This home with a bespoke kitchen and sun lounge at its heart with a feature island is perfect for hosting any occasion. Double doors from the sun lounge lead out to a generous patio and turfed rear garden.

Upstairs, the principal bedroom features ensuite and generous fitted wardrobes.

Outside the DOUBLE GARAGE, DRIVEWAY PARKING FOR 2 CARS with EV charging and Solar panels to the roof complete this wonderful home.

Council Tax band: TBD

Tenure: Freehold



Hallway

19' 7" x 6' 3" (5.96m x 1.91m)

Cloakroom

4' 9" x 2' 9" (1.44m x 0.84m)

Lounge

12' 9" x 17' 7" (3.89m x 5.36m)

Kitchen/Sun Lounge

30' 8" x 11' 7" (9.34m x 3.54m)

Dining

10' 9" x 9' 11" (3.27m x 3.02m)

Utility

8' 0" x 5' 2" (2.45m x 1.57m)

Landing

9' 6" x 6' 8" (2.90m x 2.04m)

Bedroom 1

10' 10" x 12' 10" (3.29m x 3.91m)

En-suite

4' 2" x 8' 9" (1.28m x 2.66m)

Bedroom 2

10' 10" x 11' 3" (3.29m x 3.42m)

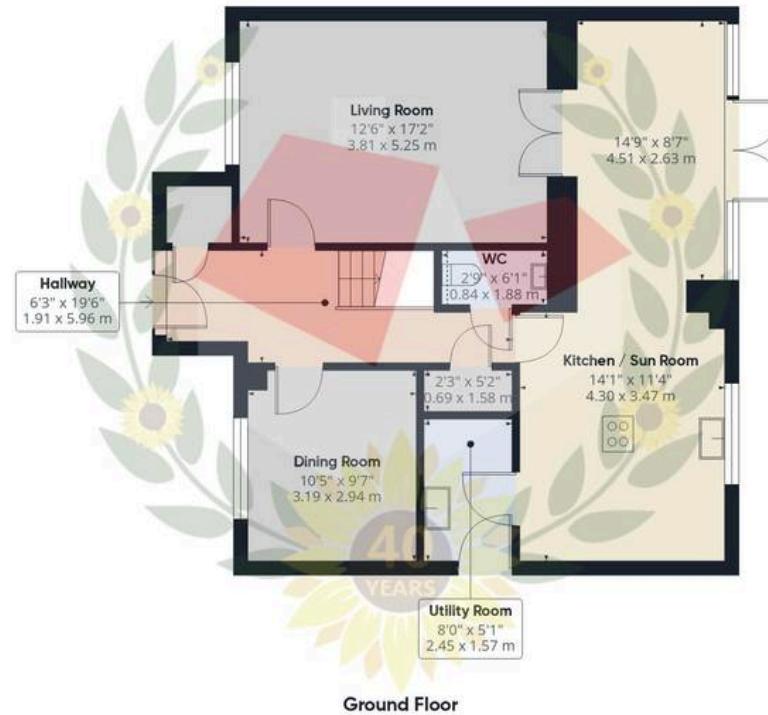
Bedroom 3

12' 10" x 10' 3" (3.92m x 3.13m)

Bedroom 4

9' 5" x 6' 11" (2.88m x 2.12m)





Approximate total area⁽¹⁾

1412 ft²
131.2 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Michael Tuck Land and New Homes

4 Columbine Road, Walton Cardiff – GL20 7SP

01684 642642 • estates.tewkesbury@michaeltuck.co.uk • www.michaeltuck.co.uk/



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.