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

Gloucester

Fixed Price **£630,000**

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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.

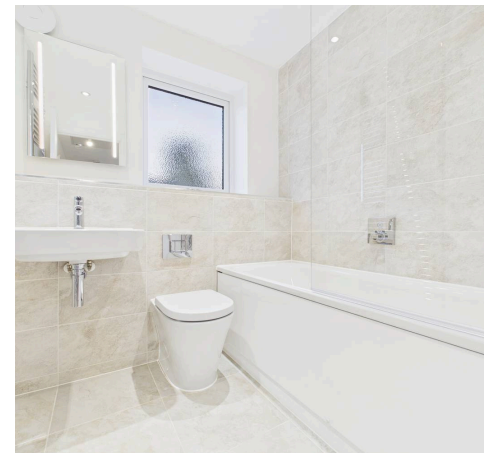
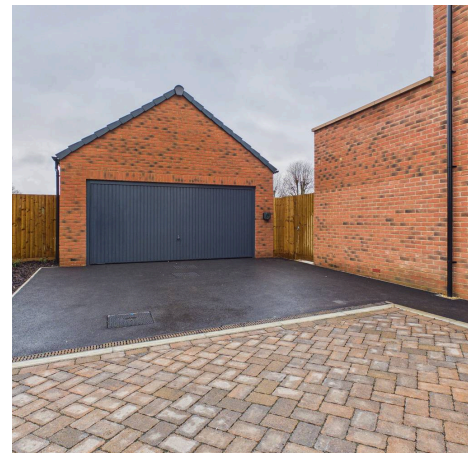
Plot 3 'The Hartpury' is a ZERO CARBON 'A' rated energy efficient home designed for lower running costs. This home with a bespoke kitchen and sun lounge at its heart with a feature island is perfect for hosting any occasion. Double doors from the sun lounge lead out to a generous patio and turfed rear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

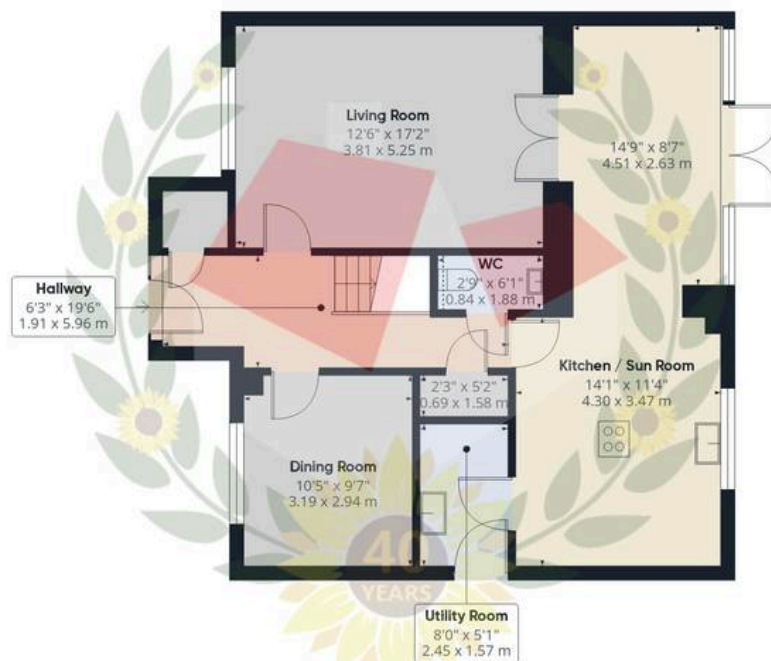
Bedroom 3

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

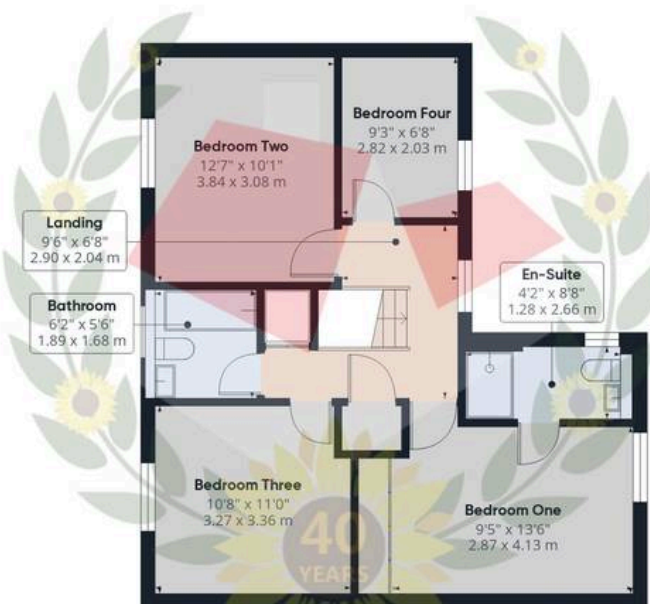
Bedroom 4

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





Ground Floor



Floor 1

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





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