



 **12 Arkendale Drive, Hardwicke – GL2 4JA**

Gloucester

Guide Price **£525,000**

12 Arkendale Drive

Hardwicke, Gloucester

IMMACULATE Four DOUBLE Bedroom DETACHED FAMILY HOME Located In SOUGHT-AFTER DALES WHARF DEVELOPMENT With a DOUBLE GARAGE & TWO RECEPTION ROOMS

Situated in the highly desirable Dales Wharf Development, this beautifully presented four double bedroom detached family home offers generous living space, excellent family accommodation.

The spacious accommodation comprises a welcoming entrance hallway, a bright and generously sized living room, a separate dining room, a well-appointed kitchen/breakfast room, a practical utility room, and a convenient downstairs WC.

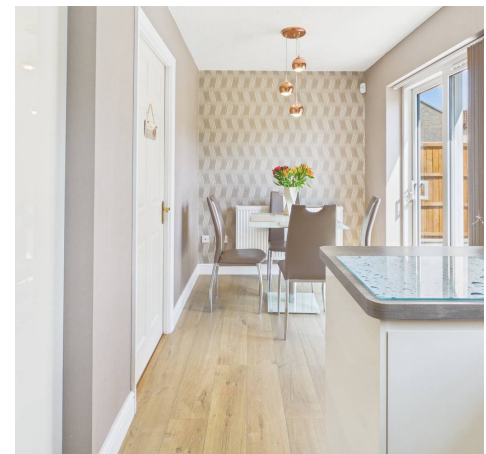
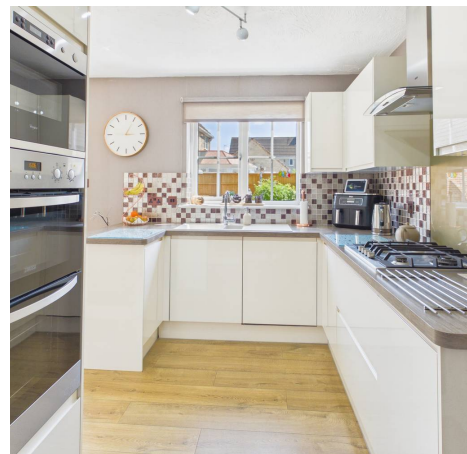
Upstairs, you'll find four spacious double bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom.

Outside, the property continues to impress with a large, private and enclosed rear garden perfect for relaxing or entertaining along with a driveway providing ample off-road parking and a double garage.

Further benefits include gas central heating and UPVC double glazing throughout.

Ideally positioned within easy reach of the vibrant Gloucester Docks, the City Centre, highly regarded primary and secondary schools, local shops, and a wide range of amenities, this exceptional home is perfectly suited to growing families and buyers seeking both space and convenience.

Early viewing is highly recommended.



Hallway

12' 9" x 5' 9" (3.89m x 1.74m)

Living Room

21' 9" x 11' 3" (6.64m x 3.42m)

Dining Room

12' 8" x 9' 1" (3.87m x 2.77m)

Kitchen/Breakfast Room

16' 9" x 11' 11" (5.10m x 3.63m)

Utility Room

7' 9" x 5' 1" (2.37m x 1.56m)

Wc

6' 2" x 3' 2" (1.89m x 0.97m)

Landing

11' 8" x 2' 11" (3.55m x 0.88m)

Bedroom

11' 4" x 10' 3" (3.45m x 3.13m)

En-suite

5' 8" x 5' 8" (1.73m x 1.72m)

Bedroom

11' 6" x 10' 3" (3.50m x 3.12m)

Bedroom

9' 2" x 8' 6" (2.80m x 2.58m)

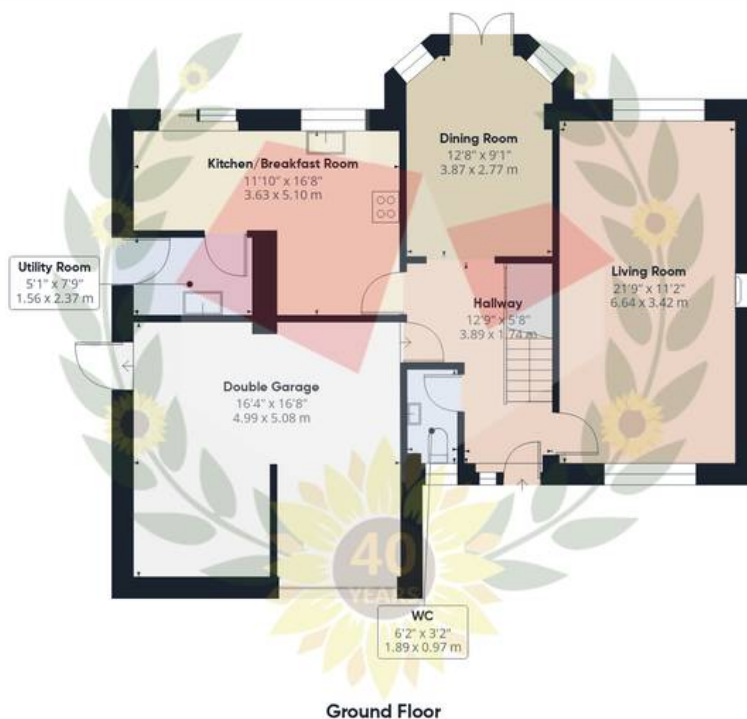
Bedroom

9' 1" x 8' 2" (2.76m x 2.50m)

Bathroom

8' 1" x 5' 10" (2.46m x 1.79m)

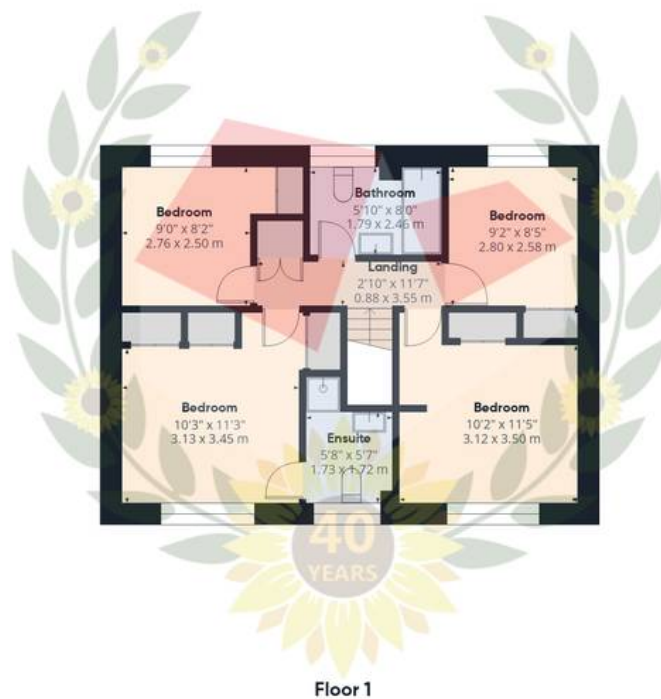




Approximate total area⁽¹⁾

1517 ft²

140.8 m²



(1) Excluding balconies and terraces

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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