



10 Sowthistle Drive, Gloucester, GL2 4DX

Asking Price £290,000

Hunts Grove semi-detached home commanding a corner plot, perfect for families, offering a blend of comfort and convenience in a desirable neighbourhood close to local amenities, including a Hunts Grove Primary Academy just around the corner.

From the entrance hall, you are greeted by a spacious living room that overlooks the quiet close, providing a serene space for relaxation. The heart of the home is the fully fitted kitchen diner, which spans across the back of the property. This area is ideal for family gatherings and entertaining, with French doors that open directly into the low-maintenance garden, allowing for a seamless indoor-outdoor living experience.

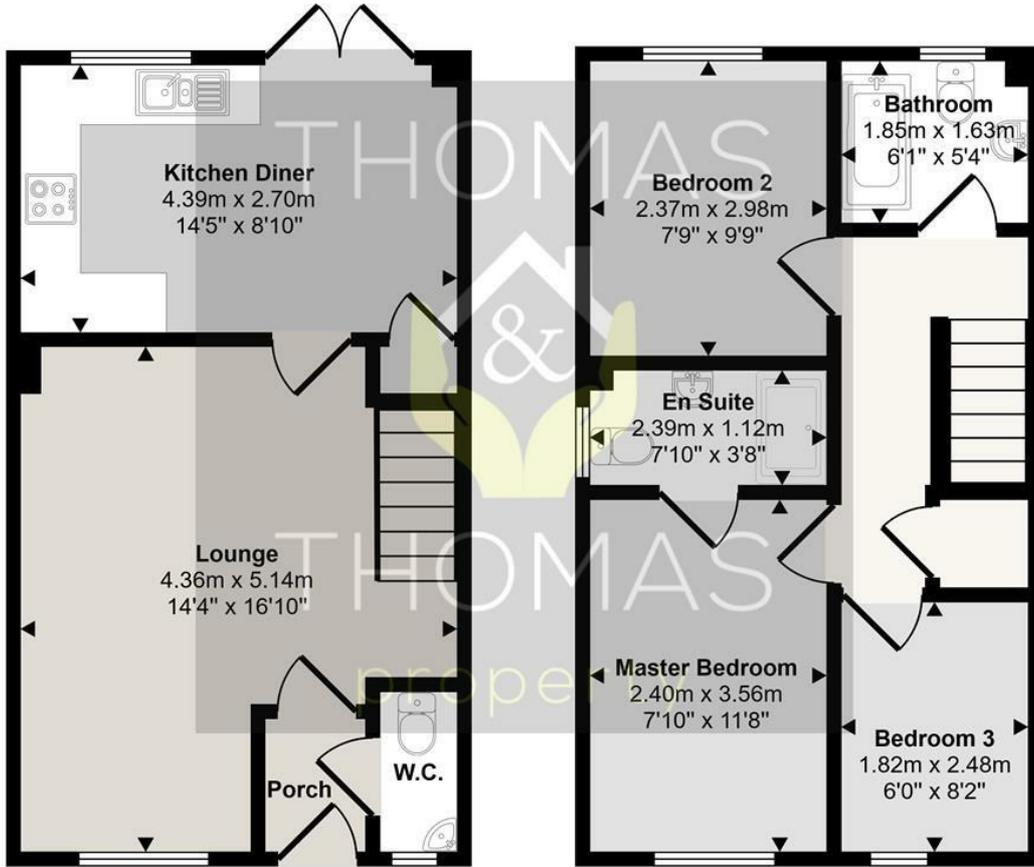
The house boasts three generously sized bedrooms, each designed with family living in mind. The master bedroom features an en-suite bathroom, providing a private retreat, while the modern family bathroom serves the other two bedrooms. Additionally, a convenient downstairs cloakroom enhances the practicality of the home.

Outside, the walled garden offers a secure and manageable space for children to play or for adults to unwind, with side access for added convenience leading to ample driveway parking, making everyday living easy and stress-free.

This delightful home is a perfect choice for those seeking a modern lifestyle in a friendly community. Don't miss the opportunity to make this lovely property your own.

- Hunts Grove home commanding a corner plot
  - Air conditioned property
  - Three bedrooms
- Open plan fitted kitchen diner
- En-suite, family bathroom & cloakroom
- Ample driveway parking

Approx Gross Internal Area  
70 sq m / 750 sq ft



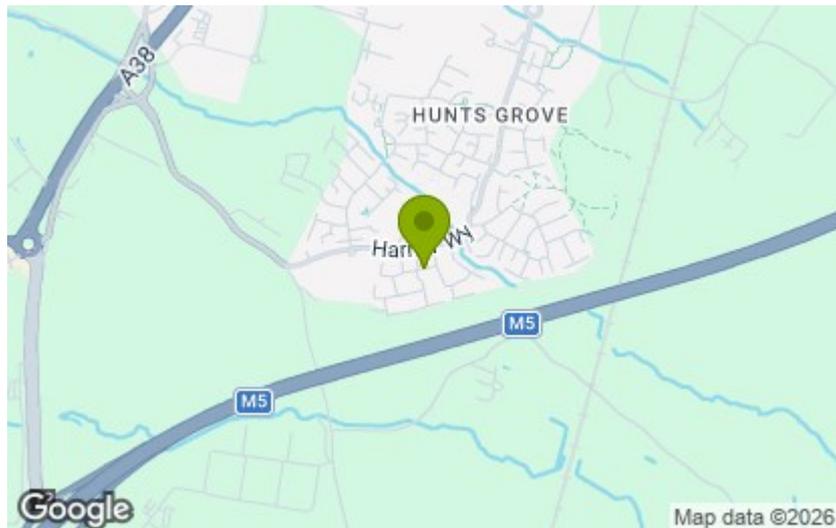
**Ground Floor**  
Approx 35 sq m / 375 sq ft

**First Floor**  
Approx 35 sq m / 375 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
	<b>96</b>
<b>84</b>	
<small>Very energy efficient - lower running costs</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.