



6 Spencer Close

Hucclecote, Gloucester, GL3 3EA

£400,000



We're thrilled to present a detached family home, ideally located at the end of a peaceful and desirable cul-de-sac in Hucclecote. This residence is a perfect blend of comfort and convenience, making it an ideal choice for families. We recommend early viewings as the property is beautifully maintained.

The layout includes an entrance hallway, a lounge, a dining area, a kitchen, and a conservatory on the ground floor. Upstairs, there are three generously sized bedrooms and a modern bathroom.

The outdoor area is a true highlight, featuring a spacious garden mostly laid to lawn, with plenty of room for potential extensions. Additionally, the property includes a detached home office, adding to its appeal.



Entrance Hallway 12'9" x 5'7" (3.91 x 1.72)

Stairs to first floor, under stairs storage cupboard, wooden flooring, radiator, doors to both living room and;

Kitchen 14'7" x 7'6" (4.45 x 2.30)

Double glazed window to side elevation, a range of matching white high gloss wall and base units with work surface over and matching upstands, inset one bowl sink with Quooker hot tap, integrated appliances to include fridge freezer, dishwasher, electric hob with extractor hood over, glass splash back, double oven, microwave, space and plumbing for washing machine, tiled flooring, inset ceiling spotlights, opening to the dining room and glazed double doors to;

Conservatory 18'10" x 11'7" (5.75 x 3.54)

Tiled flooring, under floor heating, fully double-glazed with a range of doors leading out into the garden, glazed double doors to;

Dining Room 11'10" x 7'10" (3.63 x 2.41)

Wooden flooring, radiator, glazed double doors to;

Lounge 15'6" x 9'11" (4.74 x 3.04)

Double glazed window to front elevation, radiator, inset feature fireplace with gas fire and marble hearth, wooden flooring, door to entrance hall.

First Floor Landing 7'5" x 2'9" (2.27 x 0.85)

Double glazed window to side elevation, access to attic via hatch, airing cupboard.

Bedroom 1 11'2" x 9'11" (3.41 x 3.04)

Double-glazed window to front elevation, radiator, power points, door to en suite.

En-Suite 9'9" x 3'11" (2.98 x 1.20)

Double glazed obscure window to side elevation, fully tiled shower cubicle, vanity wash hand basin with mixer tap, WC, heated towel rail, extractor fan, laminate flooring, inset ceiling spotlights.

Bedroom 2 11'11" x 7'11" (3.65 x 2.43)

Double glazed window to rear elevation, radiator.

Bedroom 3 8'9" x 7'8" (2.687 x 2.35)

Double-glazed window to rear elevation, radiator.

Bathroom 8'1" x 5'6" (2.47 x 1.69)

Double glazed obscure window to front elevation, fully tiled with marble effect tiles, bath with mixer taps and shower over, vanity wash hand basin with mixer tap, WC, heated towel rail, inset ceiling spotlights.

Outside

To the front of the property, there is a block paved driveway providing ample off-road parking. There is side access on both sides of the property which leads to the rear garden. To the rear of the property, there is a larger-than-average garden with a patio area and a large lawn area. Access too:

Home Office

Double-glazed window and door-to-side elevation, underfloor heating, inset ceiling spotlights, fully insulated.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- C

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		58	71
		EU Directive 2002/91/EC	

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

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95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

