



162 Hucclecote Road

Gloucester, GL3 3SH

£695,000



Murdock & Wasley Estate Agents are pleased to introduce this beautifully presented and extended detached family home with four double bedrooms upstairs and an open plan living space downstairs.

Nestled in a sought-after location with excellent transport links, this property stands out as a unique opportunity. Its spacious and versatile accommodation has been meticulously maintained and finished to a high standard by its current owners.

With a south-facing rear garden and a spacious driveway, this property is truly one-of-a-kind. To fully appreciate the numerous features and qualities this property has to offer, we highly advise all parties to schedule a viewing. Don't miss the chance to make this outstanding property your new home!



Entrance Hall

Accessed via upvc frosted double glazed composite door, power points, radiator, solid wooden flooring, stairs to first floor landing, under stairs storage cupboard, wooden door to storage cupboard, front aspect upvc double glazed window. Door to:

Cloakroom

Low level wc, vanity wash hand basin with storage below and mixer tap over, solid wooden flooring, front aspect upvc frosted double glazed window.

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, single bowl single drainer ceramic sink unit with a Hotspot Boiler water tap over. Appliance points, power points, space for Rangemaster Cooker and extractor hood over, space for American fridge/ freezer, integral dishwasher. Inset ceiling spotlights, partly tiled walls, solid wooden flooring, rear aspect upvc double glazed window. Opening to:

Under Stairs Utility Area

Appliance points, power points, space for washing machine, solid wooden worktop, Vaillant gas fired boiler.

Open Plan Living/ Dining Area 14'11" x 14'10" (4.56 x 4.54)

Space for dining table, base and wall mounted units with glass decorative cabinets, feature wood burning stove, custom made bar, power points, two radiators, solid wooden flooring, inset ceiling spotlights, front aspect upvc double glazed window, two sets of double glazed bi-folding doors leading to the garden. Bi-folding doors lead to the:

Lounge

Tv point, power points, radiator, feature open fireplace with a bespoke limestone surround and hearth, solid wooden flooring, front aspect upvc double glazed bay window.

Landing

Power points, radiator, solid wooden flooring, inset ceiling spotlights, access to loft space, side aspect upvc double glazed window. Doors lead off.

Master Bedroom

Tv point, power points, radiator, solid wooden flooring, front aspect upvc double glazed bay window. Door to:

En-Suite

Step in shower cubicle with shower off the mains, concealed low level wc, pedestal wash hand basin with separate taps over. Stainless steel heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights.

Dressing Room/ Bedroom Five

Power points, radiator, built in wardrobes with shelving and hanging rails, solid wooden flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Bedroom Two

Tv point, power points, radiator, solid wooden flooring, built in wardrobes, rear aspect upvc double glazed window.

Bedroom Three

Tv point, power points, radiator, solid wooden flooring, built in wardrobes, rear aspect upvc double glazed window.

Bedroom Four

Tv point, power points, radiator, solid wooden flooring, built in wardrobes, rear aspect upvc double glazed window.

Bathroom

Suite comprising step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with storage below and mixer tap over. Stainless steel heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights, front and side aspect upvc double glazed windows.

Outside

To the front of the property an initial shared driveway leads onto a spacious and sweeping driveway which provides off road parking for multiple vehicles. Enhancing the aesthetic, there is a flat lawn adorned with two mature trees, enclosed by a manicured hedge, railway sleepers, and wooden panelled fencing.

To the side of the property there is a wooden lean to that runs the depth of the main house. This provides fantastic storage space with power, lighting and front and rear aspect doors which allows access from the front to the rear of the property.

At the rear of the property, you'll discover a delightful south-facing garden, fully enclosed by wooden panelled fencing and adorned with mature trees and shrubs. The garden features a raised decked area, perfect for entertaining, along with a generously sized flat lawn. Additional amenities include an outside tap and security lighting, enhancing the overall appeal of this outdoor space.

Tenure

Freehold

Local Authority

Tewkesbury Borough Council
Council Tax Band: F

Services

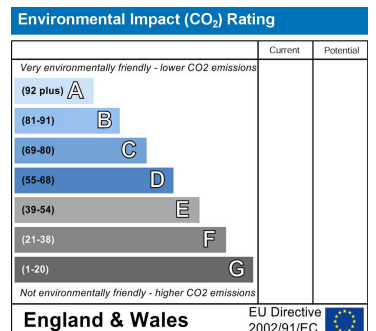
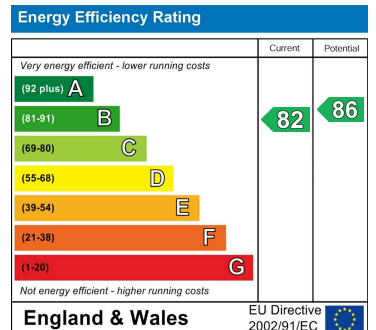
Mains water, gas, electricity and drainage.

Agents Note

- We are advised that the property benefits from solar panels that were installed in 2011. They received the maximum FIT from early 2012 for the next 25 years (up to 2037). They bring in roughly £2000 per annum and generate electric for the property to reduce its own monthly running costs.

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.



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.

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

