



Belmont House, 100a Hucclecote Road

Gloucester, GL3 3RX2

£895,000



Murdock & Wasley Estate Agents are thrilled to present this unique and spacious six-bedroom detached family home, now available on the open market. Nestled in a private, secluded and convenient location, this property boasts gardens and grounds that measure in excess of a third of an acre.

Built in 1998 by its current owners, this property has been lovingly maintained and offers versatile accommodation for the entire family to enjoy. Outside, you'll find a double garage, oak-framed carport, and a workshop, all surrounded by beautifully manicured wrap-around gardens.

To fully appreciate everything this property has to offer, we highly recommend scheduling a viewing at your earliest convenience.



Entrance Hall

Accessed via solid wooden mahogany door, power points, radiator, vinyl flooring, dado rail, stairs to first floor landing. Doors lead off.

Cloakroom

Low level wc, vanity wash hand basin with mixer tap over, heated towel rail, partly tiled walls, front aspect upvc double glazed window.

Kitchen/ Breakfast Room

Range of base, wall and drawer mounted units, granite worksurfaces, Belfast sink with Kettle tap over. Appliance points, power points, Rangemaster cooker with extractor hood over, integral fridge/ freezer and dishwasher. Breakfast bar with seating below, vinyl flooring, coving, inset ceiling spotlights, side aspect upvc double glazed window.

Boot Room

Range of base, wall and drawer mounted units, granite worksurfaces, appliance points, power points, vinyl flooring, radiator, side aspect upvc double window and rear aspect composite double glazed door leading to the garden.

Dining Room

Tv point, power points, radiator, dado rail, coving, space for dining table, rear aspect sliding upvc double glazed doors.

Study

Power points, radiator, dado rail, coving, rear aspect upvc double glazed window.

Sitting Room

Tv point, power points, two radiators, dado rail, coving, feature fireplace, front aspect upvc double glazed bay window and rear aspect upvc double glazed window.

Landing

Power points, radiator, wooden door to airing cupboard housing the pressurised cylinder, two front aspect upvc double glazed windows. Doors lead off.

Master Bedroom

Tv point, power points, radiator, built in wardrobes, dado rail, front aspect upvc double glazed bay window. Door to:

En-Suite

Suite comprising panelled bath with shower attachment, vanity wash hand basin with storage below and mixer tap over, concealed wc, bidet, heated towel rail, Amtico flooring, inset ceiling spotlights, fully tiled walls, rear aspect upvc double glazed window.

Bedroom Two

Tv point, power points, radiator, built in wardrobes, access to loft space with power, lighting and drop down ladder, rear aspect upvc double glazed sliding doors with Juliette balcony.

Bedroom Three

Tv point, power points, radiator, built in wardrobes, laminate flooring, rear aspect upvc double glazed sliding doors with Juliette balcony.

Bathroom

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

Hallway

Power points, radiator, side aspect upvc double glazed window.

Bedroom Four

Power points, radiator, dado rail, laminate flooring, Velux roof light, built in wardrobe.

Bedroom Five

Power points, radiator, side aspect upvc double glazed window.

Bedroom Six/ Sitting Room

Power points, radiator, dado rail, Velux roof light, laminate flooring, side aspect upvc double glazed door leading to the driveway via external staircase.

Outside

To the front of the property a private driveway enclosed by a Victorian brick wall leads to the house where there is off road parking for vehicles. This in turn leads to the:

Double Garage

Accessed via up 'n' over electric door, power points, radiator, base and drawer mounted units with laminate worksurfaces. Circular sink unit with a mixer tap over, space and plumbing for washing machine, tumble drier and tall fridge/ freezer. Worcester gas fired boiler, vinyl flooring, side aspect upvc double glazed window.

Outside the property, there is a beautifully built oak-framed double carport offering covered parking for two vehicles. Additionally, there is a brick-built workshop with double wooden doors, power and lighting, providing a fantastic space for home use.

There are also two private garden spaces: one features a large, flat lawn fully enclosed by mature trees, hedges and wooden panel fencing, while the other boasts a raised composite decked area, perfect for setting up a table and chairs and entertaining guests. There are also a variety of raised flower beds, outside WC, EV car charger, bike store, log store, power points, feature lighting and numerous cold water tap.

Agents Note

- We are advised that the tree's surrounding the flat lawn are all subject to TPO's. For more information please contact the office.

Tenure

Freehold

Services

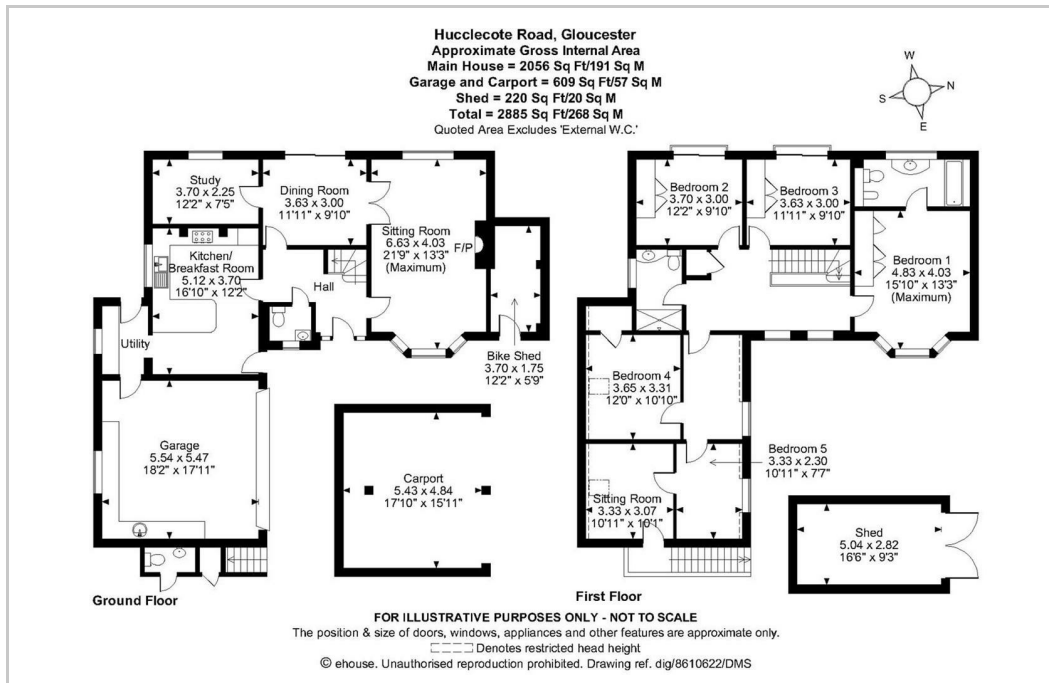
Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council
Council Tax Band: F

Awaiting Vendor Approval

These 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 | | 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 | |

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.

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