



## 6 Burleigh Croft

Hucclecote, Gloucester, GL3 3DP

**Offers in excess of £375,000**



Murdock And Wasley Estate Agents are thrilled to present this exceptional family home in Hucclecote.

Offering generous living space throughout, this property features an inviting versatile layout, including an open-plan kitchen/diner, a 6-metre bi-fold door stretching across the full width of the home a cosy lounge with log-burning stove and three spacious double bedrooms. The outdoor area is equally impressive, with a beautifully landscaped garden and a patio seating area perfect for relaxing or entertaining.



### Reception/ Office area

Accessed via upvc door, tv point, power points, radiator, opening to kitchen/diner. ceramic tiled flooring, inset ceiling spotlights, Door leads to:

### Inner Hall

Radiator, stairs to first floor landing. ceramic tiled flooring, inset ceiling spotlights. Doors lead off:

### Lounge

Tv point, telephone point, power points, radiator, feature log burning stove with tiled hearth, front aspect upvc double glazed window.

### Kitchen/Diner

Range of base, drawer and wall mounted units, solid oak worksurfaces, sink unit with mixer and boiling water tap over, range cooker with five ring gas hob and extractor hood over. Appliance points, power points, integral dishwasher and washing machine, space for American style fridge/freezer and table, inset ceiling spotlights, ceramic tiled flooring, upvc double glazed bi-folding door leading to the garden.

### Shower Room

Suite comprising of walk in shower with shower off the mains, pedestal wash basin with mixer tap, wc, radiator, wall-mounted mirrored cupboard, radiator, part tiled walls, extractor fan, inset ceiling spotlights. Double glazed skylight.

### First Floor Landing

Power points, storage cupboard, access to loft. Doors lead off:

### Bedroom One

Power points, radiator, front aspect upvc double glazed window

### Bedroom Two

Power points, radiator, inset ceiling spotlights, front and rear aspect upvc double glazed window

### Bedroom Three

Power points, radiator, inset ceiling spotlights, rear aspect upvc double glazed window.

### Upstairs Cloakroom

Suite comprising pedestal wash basin, wc, part tiled walls, vinyl flooring, rear aspect upvc double glazed window.

### Outside

At the front of the property, a spacious driveway provides ample off-road parking for multiple vehicles, offering both convenience and practicality.

To the rear, you'll discover a truly stunning, landscaped garden that's been thoughtfully designed for both beauty and low maintenance. Fully enclosed with tasteful fencing, the garden is laid with lush astroturf, creating a vibrant, green space all year round. The highlight is the porcelain patio, offering a perfect spot for alfresco dining and relaxation, making it ideal for entertaining or simply unwinding in a tranquil, private setting.

### Tenure

Freehold

### Services

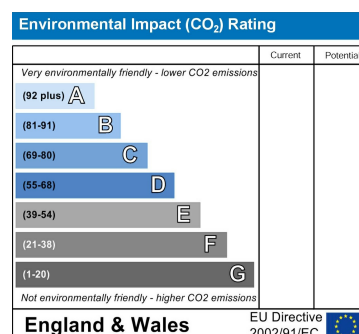
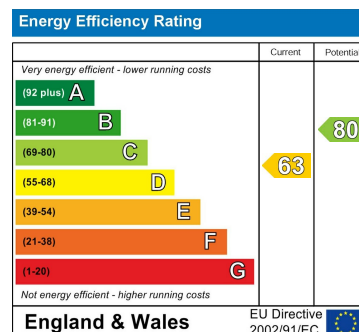
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester County Council - Band 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.



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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

