



14 Bircher Way

Hucclecote, Gloucester, GL3 3QL

Offers in excess of £425,000



Murdock & Wasley Estate Agents are delighted to introduce this well presented four bedroom detached family home built by Barratt Homes in 2014. Situated in a highly sought-after location, this property is conveniently close to local amenities, fantastic schools, and excellent transport links.

Designed for modern family living, this home offers generous living space, including an open-plan kitchen/diner, a spacious lounge, and four well-proportioned bedrooms, one of which benefits from an en-suite. The property also features a separate family bathroom.

Outside, you'll find a beautifully maintained, south-facing enclosed rear garden, ideal for relaxation and entertaining, as well as a garage and off-road parking.



Entrance Hall

Accessed via composite door, telephone point, power points, radiator, wooden door to storage cupboard, stairs to first floor landing, tiled flooring, inset ceiling spotlights Doors lead off:

Cloakroom

Low level wc, pedestal wash hand basin with tiled splashback, radiator, tiled flooring, side aspect upvc frosted double glazed window.

Lounge

Tv point, telephone point, power points, radiator, front aspect upvc double glazed bay window.

Kitchen/Diner

Range of base, drawer and wall mounted units with feature lighting, one and a half bowl sink unit with mixer tap over, laminate worksurface. Appliance points, tv point, power points, eye level double oven/grill, integral fridge/freezer, dishwasher, four ring gas hob with extractor hood over. Wooden door into utility cupboard with wall mounted units, Ideal Logic Boiler, laminate worksurface, power points and space for washing machine. Two radiators, space for dining table and chairs, tiled flooring, inset ceiling spotlights, rear aspect upvc double glazed window and door leading to the garden.

Landing

Power points, radiator, wooden door into storage cupboard with shelving, access to loft space. Doors lead off:

Bedroom One

Power points, radiator, front aspect upvc double glazed window. Door to:

En-Suite

Suite comprising, double step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with tiled splashback. Shaver point, radiator, partly tiled walls, mirrored vanity cupboard, vinyl flooring.

Bedroom Two

Power point, radiator, rear aspect upvc double glazed window.

Bedroom Three

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

Bedroom Four

Power point, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with separate taps over, low level wc, pedestal wash hand basin with tiled splashback. Partly tiled walls, vinyl flooring, side aspect upvc frosted double glazed window.

Outside

At the front of the property, a well-maintained, level lawn features a pathway leading to the front door, which is sheltered by a flat-roofed porch.

To the side of the property, a tarmac driveway offers off road parking and leads to a garage with an up-and-over door, complete with power and lighting. A wooden gate also provides access to the rear garden.

At the rear of the property, a beautifully presented south facing garden features a spacious flagstone patio, perfect for outdoor furniture and entertaining. This leads to a neatly laid lawn alongside a bark-covered play area, creating a versatile outdoor space for relaxation and family enjoyment. Additionally, there is an outside tap and two wooden gates providing access to the front and side of the property.

Tenure & Charges

Freehold.

We are advised there is a management estate charge of circa £266.70 per annum.

Services

Mains water, gas, electricity and drainage.

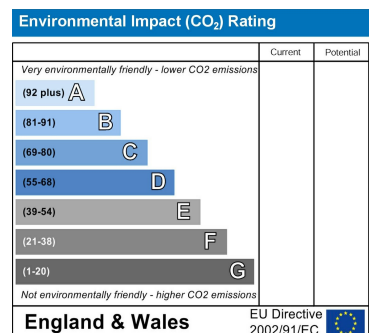
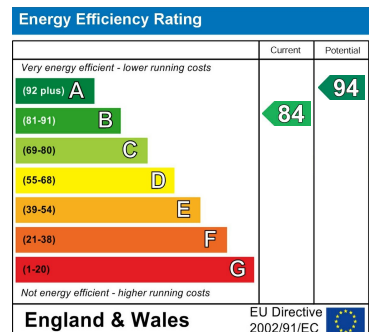
Local Authority

Gloucester City Council.

Council Tax Band: E

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.

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