



R B WALTERS
ESTATE AGENTS



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*James Way, Hucclecote,
Gloucester, Gloucestershire, GL3 3TE*

£310,000

A stunning, extended home with surprising space and charm. Previous owners of this beautifully presented and extended home have acquired additional land and buyers will now benefit from an exceptional amount of living and outdoor space perfect for those who appreciate comfort and style.

Spanning across three floors, the accommodation is both spacious and versatile. The rear extension introduces a bright and inviting sunroom, currently being used as a dining area, creating the perfect setting for family meals or relaxed entertaining. The rest of the ground floor offers a well-equipped kitchen and a cosy snug ideal for unwinding after a busy day plus a handy WC for added convenience.

Upstairs, the first floor hosts a generous lounge, alongside a double bedroom whilst on the top floor, you'll find two additional double bedrooms and a stylish bathroom, providing ample room for the whole family.

The integral garage is a blank canvas, offering endless possibilities for conversion into extra living space, a home office, or a playroom whilst outside, the property benefits from off-road parking for two cars and the beautifully extended garden. Thanks to the additional land, this larger-than-average garden is a true highlight – whether you're playing with family, entertaining guests, or simply enjoying the peace and quiet, it's a space that must be seen to be fully appreciated.

Conveniently located with easy access to the M5 interchange, this home offers excellent connections to surrounding areas and beyond. Good schools, everyday amenities, and the business centre are all within easy reach, while nearby picturesque countryside walks provide the perfect escape to nature.

This home combines practicality, charm, and plenty of room to grow – don't miss the chance to view this stunning property.

Services - Mains Gas Central Heating, Mains Electric, Mains Water (Metered), Mains Drainage, Fibre Broadband to the Cabinet Available.

Entrance Hall

Cloakroom

4' 1" x 3' 3" (1.24m x 0.99m)

Kitchen

9' 1" x 7' 7" (2.77m x 2.31m)

Dining Room

9' 2" x 8' 5" (2.79m x 2.56m)

Sun Room

9' 7" x 7' 4" (2.92m x 2.23m)

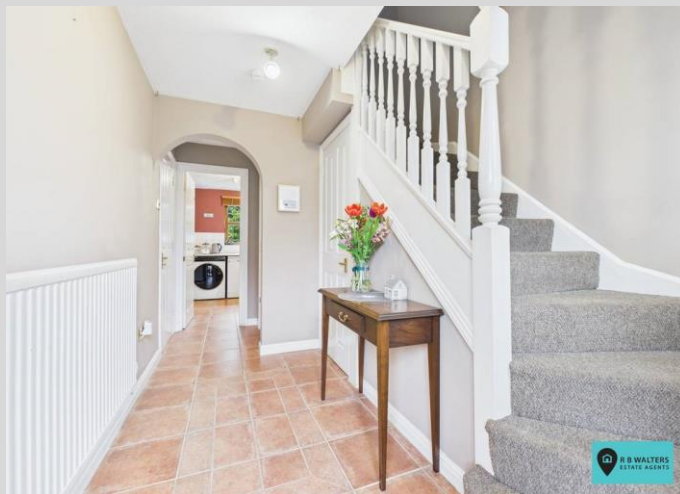
First Floor Landing

Lounge

16' 11" x 13' 0" (5.15m x 3.96m)

Bedroom

9' 7" x 9' 6" (2.92m x 2.89m)





Second Floor Landing

0' 0" x 0' 0" (0.00m x 0.00m)

Bedroom

11' 8" x 9' 8" (3.55m x 2.94m)

Bedroom

8' 9" x 8' 1" (2.66m x 2.46m)

Bathroom

6' 7" x 6' 1" (2.01m x 1.85m)

Integral Garage

17' 4" x 8' 5" (5.28m x 2.56m)

OUTSIDE

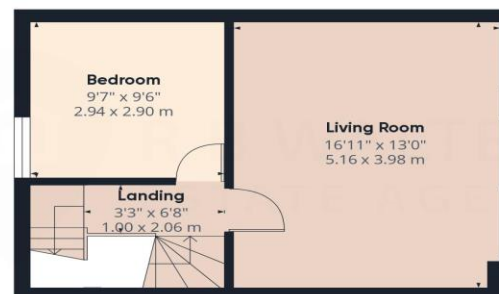
Driveway Parking for 2 Cars

Extended Garden

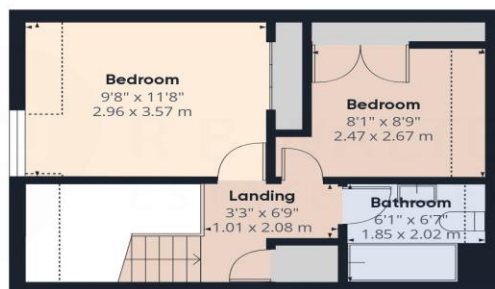




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1101.7 ft²
102.35 m²

Reduced headroom

26.68 ft²
2.48 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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