



R B WALTERS
ESTATE AGENTS



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*Fieldcote Drive, Hucclecote,
Gloucestershire, GL3 3EW.*

£425,000

Spacious family home having had a two-storey side extension and now providing superb living and bedroom space with a good amount of parking in this popular residential location.

This semi-detached home has been thoughtfully extended by the current owners and is ideal for a larger family or for anyone needing a good amount of ground floor space alongside generous bedrooms upstairs.

The accommodation really flows through the ground floor with a generous lounge, separate dining room and then refitted kitchen which leads to the utility room where there is access to a WC and the garage. Upstairs there are four good size bedrooms, a bathroom and an additional shower room whilst outside the garden provides an ideal space to play or simply relax and entertain. Anyone with multiple cars will be happy with the amount of off-road parking available.

The property has a very convenient position just a short distance from the centre of Hucclecote where you will find a good number of shops and everyday amenities. There is good schooling and easy access to the surrounding area including countryside walks, leisure pursuits and the M5 motorway.

Services

Mains Water

Mains Drainage

Mains Gas Central Heating

Mains Electric

Broadband Available

Entrance Hall

10' 2" x 5' 6" (3.10m x 1.68m)

Living Room

17' 5" x 12' 9" (5.30m x 3.88m)

Dining Room

13' 10" x 7' 9" (4.21m x 2.36m)

Kitchen

11' 6" x 7' 9" (3.50m x 2.36m)

Utility Room

9' 5" x 7' 1" (2.87m x 2.16m)

WC

6' 2" x 2' 6" (1.88m x 0.76m)

First Floor Landing

Bedroom

18' 9" x 10' 6" (5.71m x 3.20m)





Bedroom

13' 2" x 9' 8" (4.01m x 2.94m)

Bedroom

12' 10" x 9' 8" (3.91m x 2.94m)

Bedroom

9' 11" x 8' 3" (3.02m x 2.51m)

Bathroom

9' 6" x 5' 6" (2.89m x 1.68m)

Shower Room

5' 8" x 3' 11" (1.73m x 1.19m)

Outside

Driveway Parking

Garage

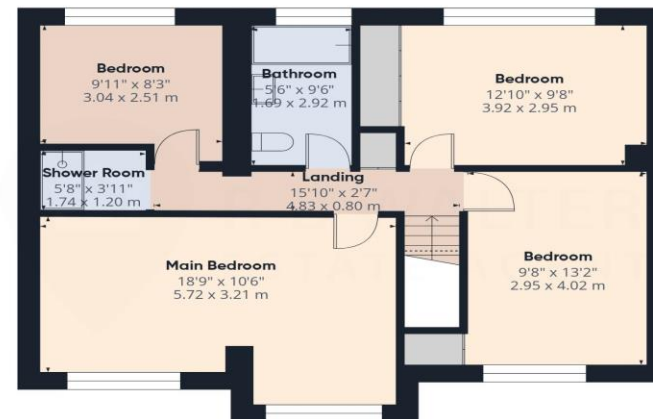
18' 10" x 10' 1" (5.74m x 3.07m)

Rear Garden





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

2064 ft²

191.7 m²

Reduced headroom

425 ft²

39.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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