



50 Larkhay Road, Hucclecote GL3 3NU
£485,000



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- Versatile accommodation with bedrooms on ground and first floor
- Woodburning stove
- En suite shower room
- Large ground approaching 0.17 of an acre
- Close to local amenities and transport links
- Plenty of off road parking
- Three reception rooms
- Sought after location
- Gloucester City Council, Tax Band D - £2138.06 per annum (2024/25)
- EPC rating D64

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£485,000

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Entrance porch

Door to:

Entrance hall

Radiator, stairs to first floor.

Living room

Double glazed bay window to front elevation, woodburner with slate hearth, radiator.

Family room/Bedroom five

Double glazed bay window to front elevation, radiator.

Bedroom one

Double glazed window to rear elevation, radiator, door to:

Ensuite shower room

Double glazed obscure window to rear elevation, shower cubicle, wash hand basin, WC.

Dining room

Double glazed window to side elevation, door to Kitchen/Breakfast room and;

WC

Double glazed obscure window to rear elevation, WC, wash hand basin with tiled splash back, heated towel rail, wall mounted boiler.

Kitchen/Breakfast room

Double glazed window and door to side elevation, a range of matching high gloss wall and base units with work surface and matching upstands, breakfast bar, inset one and a half bowl sink and mixer taps, integrated appliances to include a gas hob with extractor hood over, eye level grill and oven, fridge freezer, dishwasher, washing machine, inset ceiling spot lights, wooden effect flooring, double glazed French doors leading into;

Garden room

Double glazed with double glazed French doors leading out in the garden, wooden effect vinyl flooring.

On the first floor

Velux skylight window.

Landing

Radiator, storage area, velux window.

Bedroom two

Double glazed window to rear elevation, radiator.

Bedroom three

Double glazed window to side elevation, Velux skylight window, radiator.

Bedroom four

Double glazed window to side elevation, Velux skylight window, radiator.

Bathroom

Velux skylight window, bath, separate shower cubicle, vanity wash hand basin with mixer tap, WC, tiled splash backs.

Outside

A gravelled driveway with shrub borders to the front of the property provides ample off-road parking for several vehicles. Double wooden gates located to one side of the property and a single pedestrian gate on the other side leads to the private rear garden. There is a paved patio seating area along with a decking area perfect for entertaining and alfresco dining. The rest of the garden is laid to lawn with mature trees, shrub borders, and a good-sized storage shed with double doors.

Location

Located southeast of the historic Gloucester City Centre, the popular suburb of Hucclecote has lots to offer with an array of shops, transport links, and schools. Various local amenities include the 'Good' Ofsted-rated local Dinglewell Junior school as well as access to several secondary and grammar schooling being located within the City. A short distance away is access to the M5 providing ideal links to Birmingham and Bristol whilst a direct line to London Paddington can be located at Gloucester Station. There are also regular bus services to both Cheltenham and Gloucester. The immediate locality offers various walks and open spaces within arguably one of Gloucester's most desirable established residential areas. Access to the Countryside is a short walk or cycle ride away as well as a children's play area, Hucclecote Green, and meadows within close proximity.

Material information

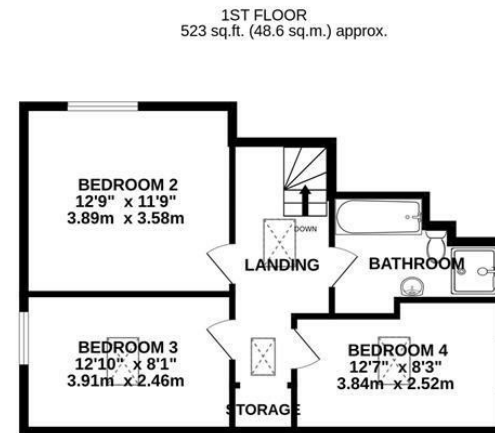
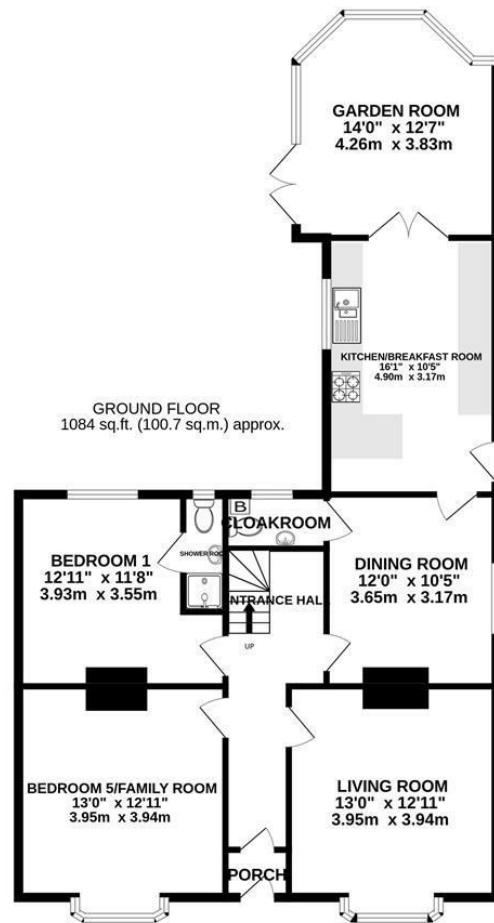
Tenure - Freehold

Council Tax Band D

Gloucester City Council - £2138.06 per annum (2024/25)

Electricity supply: Mains





TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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