



**59 Stocken Close, Hucclecote GL3 3UL**  
**£450,000**



## 59 Stocken Close, Hucclecote GL3 3UL

• Beautifully presented throughout • Updated by current owner • Executive style family home • Enclosed rear garden • Garage and Parking • En suite shower room • Large utility room • Home cinema room • Tewkesbury Borough Council - Band E - (£2578.48 per annum 2024/2025) • EPC Rating C72



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

[hucclecote@naylorpowell.com](mailto:hucclecote@naylorpowell.com)

[www.naylorpowell.com](http://www.naylorpowell.com)

**£450,000**

### Entrance Hall

Slate flooring, stairs to first floor, doors to living room, utility room and ;

### Kitchen/Breakfast Room

Double glazed window to front elevation, a range of matching base and wall units with worksurface over, two sinks, designer radiator, slate flooring, feature slate wall, integrated dishwasher, electric oven, hob and extractor, space for American style fridge/freezer. Wall-mounted boiler, island, door and French doors to garden, door to cloakroom and opening to ;

### Cloakroom

WC, wash hand basin, heated towel rail, slate flooring.

### Living Room

Feature fireplace with slate covering, slate flooring, designer radiators, french doors to ;

### Conservatory

Fully double glazed, French doors to garden, designer radiator, slate flooring door to ;

### Study/Cinema Room

Designer radiator, inset color change ceiling spotlights.

### Utility Room

Slate flooring, a range of matching base and wall units with inset sink and worksurface, double glazed window to front elevation, space for washing machine and tumble dryer, radiator.

### On The First Floor

#### Landing

Doors to all bedrooms and bathroom, airing cupboard, access to loft which is part boarded with a light and ladder.

#### Bedroom One

Double glazed window to front elevation, built-in hanging rail, radiator, door to ;

#### En Suite Shower Room

Corner shower cubicle, WC, wash hand basin, heated towel rail, double glazed obscure window to front elevation.

#### Bedroom Two

Built-in wardrobe, double glazed window to rear elevation, radiator.

#### Bedroom Three

Built-in wardrobe, built-in hanging rails, double glazed window to rear elevation, radiator.

#### Bedroom Four

Radiator, double glazed window to front, elevation.

#### Bathroom

Panelled bath with shower over, wash hand basin, WC, heated towel rail, double glazed window to side elevation.

#### Outside

To the front of the property is a tarmac driveway providing off-road parking. Lawned area with shrub borders, pathway leading to the front door, and gated side access.

The rear garden is mainly laid to lawn with a decked patio area, mature shrubs, and outside lighting.

#### Location

Stocken Close is located within the popular area of Hucclecote. Various local amenities include the local junior schools Hillview and Dinglewell as well as access to a number of secondary and grammar schooling being located within the City.

#### Material Information

Tenure: Freehold.

Council Tax band: Tax band E

Local authority and rates: Tewkesbury Borough Council - (£2578.48 per annum 2024/2025)

Electricity supply: Mains

Water supply: Mains

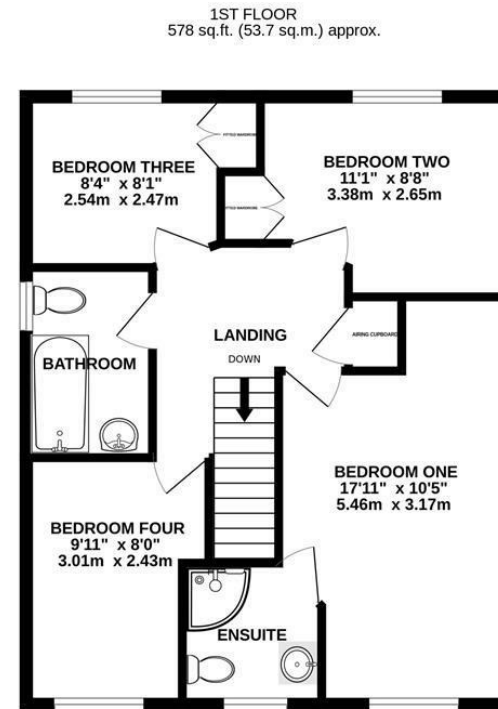
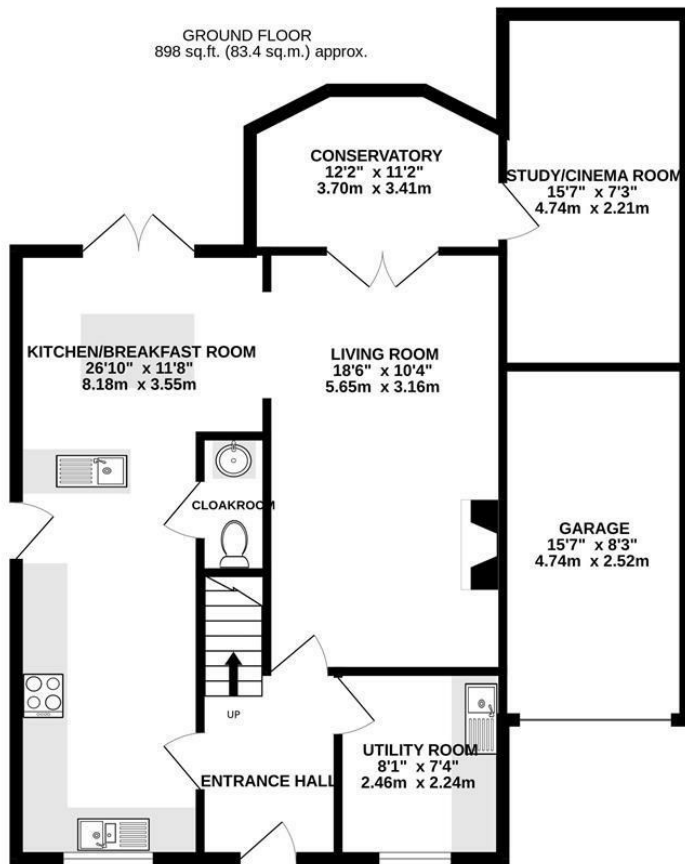
Sewerage: Mains

Heating: Gas Central heating.

Broadband speed: Standard: 10Mbps, Superfast: 67 Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage: EE(Limited) Three(Limited) 02(Likely) Vodafone(Limited).





TOTAL FLOOR AREA : 1475 sq.ft. (137.1 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.  
Made with Metropix ©2024

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

