



8 Pirton Lane, Churchdown GL3 2RT
£390,000



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• Extended three bedroom semi-detached family home • Immaculately presented throughout • Ample off road parking • Generously sized private rear garden • Popular central location • Open plan kitchen/dining/family room • Utility room • Low maintenance garden • Tewkesbury City Council - Tax Band C (£1,990.01 per annum) 2025/2026. • EPC D64



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£390,000

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Entrance Hall

Stepping into the property, the entrance hall is a great size and provides access to the living room, snug, utility room and stairs to the first floor. With an understairs cupboard, radiator and tiled flooring.

Living Room

Spacious living room with radiator and character bay-style window providing ample natural light.

Family Room

The family room offers a versatile space and is currently utilised by the current owners as a snug. This is a sociable space with designer radiator and opens into the kitchen dining room.

Kitchen / Dining Room

The stylish kitchen benefits from plenty of worktop space alongside ample storage in a range of floor and eye level shaker style units accompanied by integrated appliances to include twin Neff electric oven, dishwasher and four ring electric hob with extractor over. Additional space for American style fridge freezer. The dining room benefits from space for a dining table and French doors which open to the outside patio area. Air conditioning unit.

Utility Room

Offering additional storage, the utility room also benefits from a WC, space for tumble dryer and plumbing for a washing machine. There is also a stylish tiled utility sink incorporating a dog shower with mixer taps.

Landing

The landing provides access to the three bedrooms and the family bathroom, with a window to side elevation.

Master Bedroom

The Master bedroom is a great size and currently houses a super king-size bed by the current owner. This room also benefits from plenty of natural light from the bay-style window. Air conditioning unit.

Second Bedroom

Double bedroom with radiator and window to the rear aspect overlooking the back garden.

Third Bedroom

The third bedroom is currently utilised by the current owners as a walk in wardrobe. Window to front aspect and radiator.

Bathroom

Recently installed bathroom suite comprising WC, wash hand basin and bath with shower over, tiled surround and heated towel rail. Frosted window to the rear aspect.

Outside

To the front, the property boast a spacious gravelled driveway providing parking for multiple vehicles. Accessed via the side gate, the rear garden is a generous size and benefits from being a combination of lawned and patio areas ideal for alfresco dining in the summer months. Further benefits, outside lighting, power and a tap.

Location

Ever sought after, the suburb of Churchdown is ideally located for links to both Gloucester, Tewkesbury, Cheltenham and Bristol. With local amenities to include various convenience stores, petrol station, post office, hairdressers, public house, takeaways and access to various primary and secondary schools, ideal for both working professionals and young families.

Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury City Council - Tax Band C (£1,990.01 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

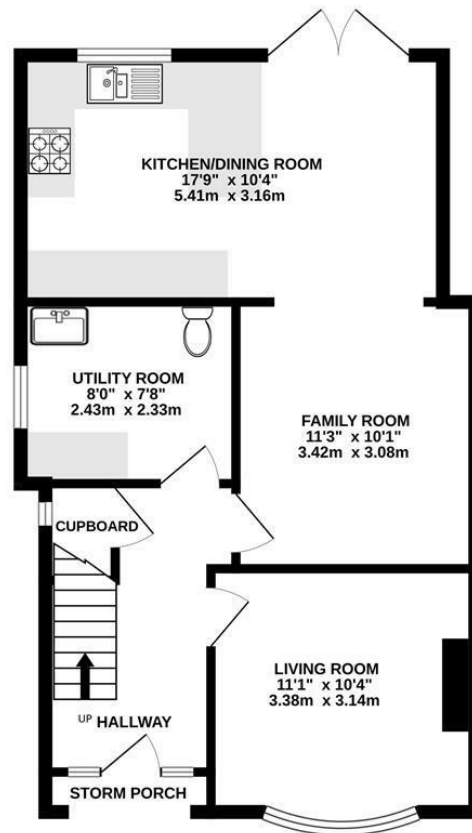
Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 35 Mbps, Ultrafast 1000 Mbps download speed.

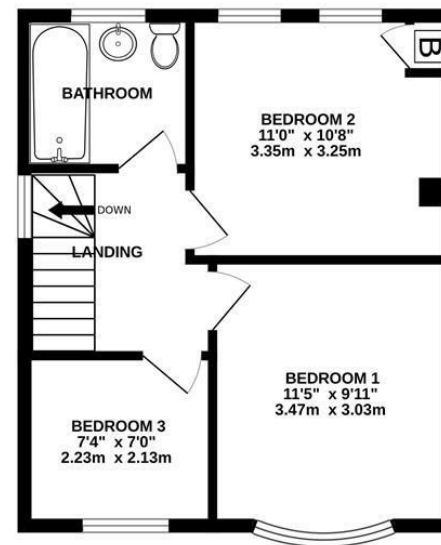
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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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