



**GRIFFITH
NOBES**
SALES & LETTINGS

GRIFFITH
NOBES
01453 799938
PROPERTY FOR SALE

Beautifully Presented Family Home
3 Bedroom Detached Home
Hathorn Road, Hucclecote, Gloucester GL3

Guide Price £360,000
www.griffithnobes.co.uk



SAUGHT AFTER LOCATION | FAMILY HOME | DETACHED HOUSE | DOUBLE GARAGE AND DRIVEWAY
SPACIOUS LOUNGE | MODERN KITCHEN | EN-SUITE BEDROOM | WELL PRESENTED THROUGHOUT
EPC RATING 'C' | DOUBLE GLAZING | GAS CENTRAL HEATING

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A fantastic opportunity to acquire a beautifully presented detached three-bedroom family home in the heart of a desirable and well-established residential area. Nestled on a generous corner plot, this property stands out with its detached double garage and plenty of off-road parking.

Upon entering, you are greeted by a warm and inviting lounge, where a feature fireplace with a gas fire becomes the focal point, creating an ambiance of warmth and comfort. The double-glazed window to the front ensures the room is bathed in natural light.

The Kitchen benefits from a dining/breakfast area and is illuminated by double-glazed French doors that open to the rear garden, perfect for entertaining. Downstairs also benefits from a practical cloakroom, adding to the home's convenience.

The thoughtfully designed interior boasts plenty of storage, ensuring a clutter-free living environment. A storage cupboard in the kitchen and two more upstairs, accessed from the landing (one housing the boiler), provides ample space for your essentials. The loft above has been insulated, optimising energy efficiency and warmth throughout the home.

Ascend to the upstairs, where there are three bedrooms. The master bedroom is complete with an en-suite. The family bathroom serves the additional bedrooms, ensuring convenience for all.

Step outside to discover a well-maintained garden. The front garden is well-presented with Cotswold flint chippings. The fully enclosed rear garden is a tactile space, featuring a paved patio, gravel, and decking areas - a versatile outdoor space perfect for entertaining, relaxation, or simply enjoying the surroundings. Gated side access from the driveway offers both convenience and security.

The double garage is detached and can be conveniently accessed via a side door from the enclosed Garden. Equipped with electrical outlets and lighting, this is a truly versatile space.

This property is more than just a house; it's a home that offers a lifestyle of comfort and convenience. With various walks and open spaces within easy reach, it's an ideal setting for those who appreciate the great outdoors while enjoying the benefits of a well-connected, residential setting.

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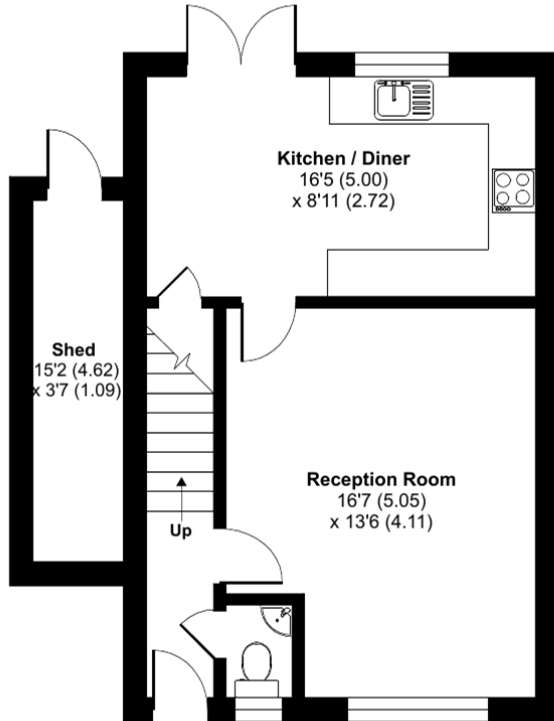
Approximate Area = 868 sq ft / 80.6 sq m
Garage = 316 sq ft / 29.3 sq m
Outbuilding = 58 sq ft / 5.4 sq m
Total = 1242 sq ft / 115.3 sq m
For identification only - Not to scale

Council Tax Band: D

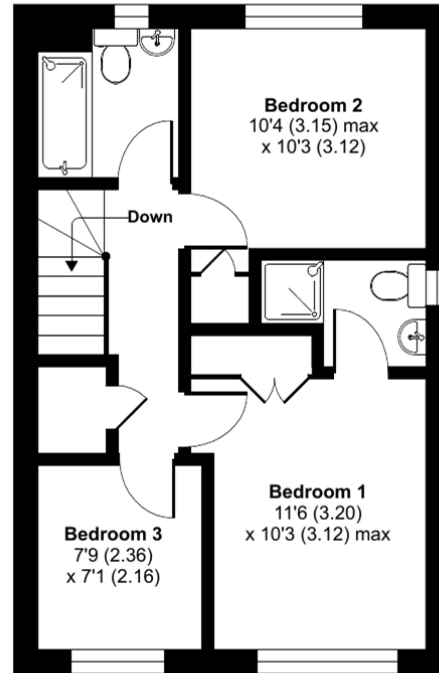
Tenure: Freehold

Viewings available by appointment only.

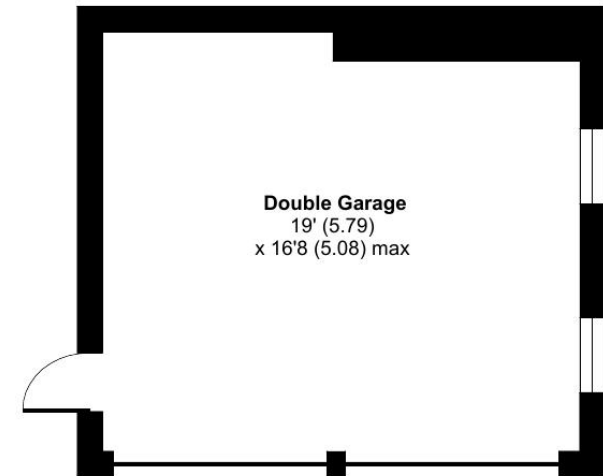
Tel: 01453 799938 or E-Mail: hello@griffithnobes.co.uk for further details.



GROUND FLOOR



FIRST FLOOR



Floorplans are provided for illustrative purposes only and are not drawn to scale. Any descriptions, measurements, areas, openings, orientations or fixtures and fittings shown are approximate and should not be relied upon and do not form part of any agreement. All parties must rely on their own inspections or surveys. No liability is taken for any errors or omissions.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Griffith Nobes Lettings and Management Ltd. REF: 1025847



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We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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