



4 Cousley Close, Hucclecote, Gloucester, GL3 3RN

£395,000

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Farr & Farr Sales Lettings 

**4 Cousley Close, Hucclecote,
Gloucester, GL3 3RN**

£395,000

A surprisingly spacious detached family home in a small and popular cul-de-sac.

Cousley Close is a very popular cul-de-sac situated just off Billbrook Road and Green Lane in this highly sought-after part of Hucclecote. Good schools and local shopping are both within easy reach and access to Cheltenham and the M5 are only a short drive. Number 4 has been owned by the same family for many years and continually upgraded and maintained and offers surprisingly good-sized family accommodation. Internally three of the four bedrooms are doubles and the fourth is of a good size. There is a well fitted shower room and on the ground floor a large sitting room, good sized dining room, comprehensively fitted kitchen and cloakroom. To the exterior the gardens to the front and rear are both landscaped and to the side of the property is a substantial double garage.

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Covered porch with UPVC front door to:-

Entrance Hall

Of a very good size. Staircase with oak and glass banister to landing. Under-stairs cupboard. Radiator. Coved ceilings.

Cloakroom

Corner wash hand basin. Low level WC. Radiator.

Sitting Room 18' 6" x 13' 0" (5.63m x 3.96m)

Coved ceilings. Hole in the wall style fireplace. Double radiator. Large picture window to the front. Glazed double doors to:-

Dining Room 10' 9" x 11' 0" (3.27m x 3.35m)

Large picture window and UPVC double glazed French door to terrace and garden. Double radiator. Coved ceilings door to:-

Kitchen 12' 8" x 9' 1" (3.86m x 2.77m)

Comprehensively fitted. Inset single drainer stainless steel sink unit with cupboards below. Wall and base units including drawers and worktops over. Tiled floor. Part tiled walls. Built-in electric Neff double oven and hob with glass back plate. Concealed extractor hood. Plumbing for washing machine and dishwasher. Space for tumble dryer. Space for fridge freezer. Coved ceilings. Spotlights. Glazed door to rear garden.

First Floor Landing

Access to loft. Airing cupboard with factory lagged cylinder and immersion heater.

Bedroom One 12' 0" x 11' 2" (3.65m x 3.40m)

Double wardrobe cupboards. Radiator. Coved ceilings.

Bedroom Two 11 x 10 6 11' 0" x 10' 6" (3.35m x 3.20m)

Two double wardrobe cupboards one with sliding doors. Radiator. Coved ceilings.

Bedroom Three 11' 6" x 8' 0" (5.03m x 2.44m)

Radiator. Over stairs wardrobe cupboard. Coved ceilings.

Bedroom Four 7' 9" x 9' 6" (2.36m x 2.89m)

Radiator. Coved ceilings

Shower Room

Large shower cubicle with Mira controls. Glazed sliding doors. Pedestal wash hand basin. Low-level WC. Vinyl flooring. Fully tiled walls. Radiator. Light.

Exterior

Front gardens. Beautifully landscaped with a mixture of shrubs, trees, lawns and flowerbeds with path to the front door. Gated side to:-

Rear gardens South- east backing and very private. Landscaped with lawn with shrub bed surrounds. Small pond. Paved terrace and path. All enclosed by walling and high hedges. Outside tap.

Garage One 17' 5" x 8' 4" (5.30m x 2.54m)

Personnel door. Window. Electric up and over door. Power and light. Arch to:-

Garage Two 17' 5" x 11' 0" (5.30m x 3.35m)

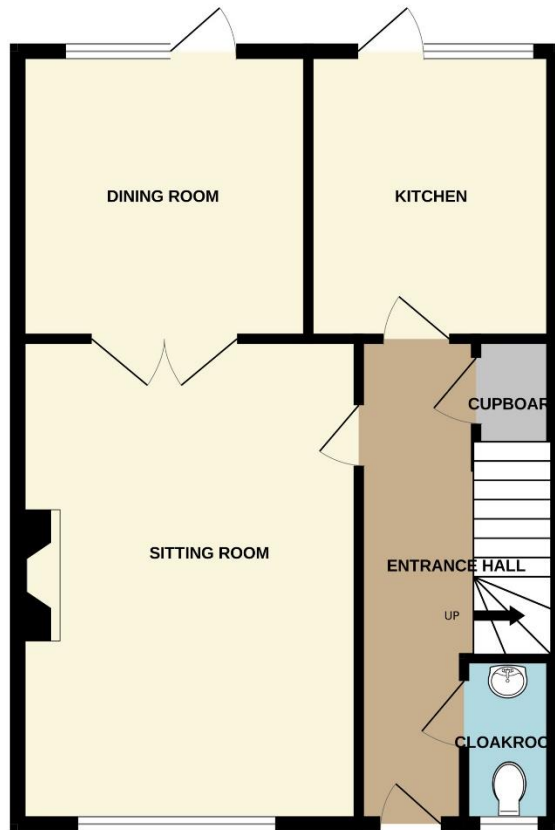
Up and over door. Workbench. Power and light.

COUNCIL TAX: E

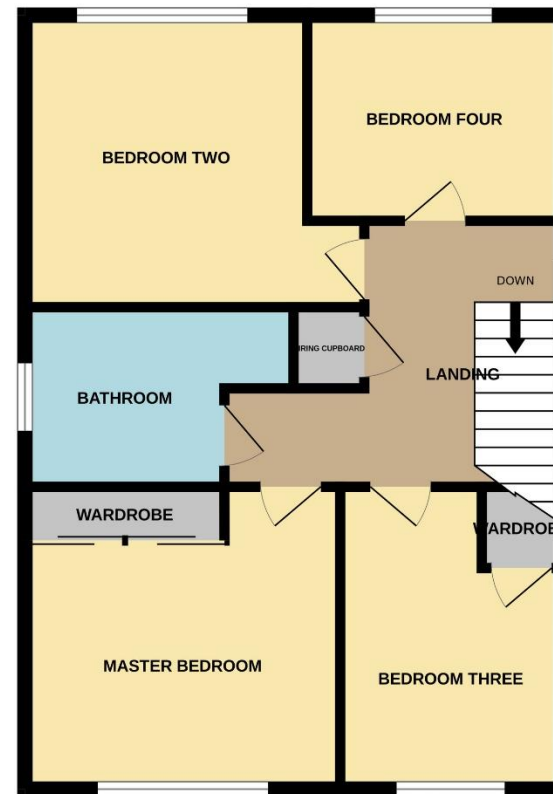
EPC: E



GROUND FLOOR



1ST FLOOR



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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