



4 Green Lane, Hucclecote, Gloucester, Gloucestershire, GL3 3QT

£435,000

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Farr & Farr Sales
Lettings 

4 Green Lane, Hucclecote, Gloucester, GL3 3QT

£435,000

A unique Grade II listed detached cottage with planning permission to extend in Hucclecote's most sought after road.

Offered to the market with no onward chain.

A lovely unspoilt detached period cottage with surprisingly practical accommodation with two good bedrooms and a landing /bedroom three, as well as two character reception rooms, ground floor bathroom and kitchen.

Number 4 is now being offered for sale with planning permission granted to extend and create a home that blends period character with contemporary living to offer four bedrooms, and a spacious family kitchen and dining room overlooking the beautiful garden.

Green Lane is one of Gloucester's most popular residential roads situated just off the Hucclecote Road approximately 3 miles to the East of Gloucester City centre. Excellent local facilities are close by including major shopping at Brockworth. Good schools are within easy reach and access to both Cheltenham and the M5 are a very easy drive.

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Entrance Hall:

Entrance hall with timber front door. Quarry tiled floor. Radiator. Ceiling beams. Telephone point.

Sitting Room 16' 4" x 12' 3" (4.97m x 3.73m)

Deep and wide entrance. Recess beamed ceilings. Bay window to the front. Windows overlooking garden and rear. Wonderful stone fireplace with cast iron log fire. Beam walls and ceilings. Two radiators. Telephone point and storage recess.

Dining Room 16' 4" x 10' 3" (4.97m x 3.12m)

Timber and brass fireplace set into historic stone surrounds. Cupboard to one side. Radiator. Four wall light points. Beam walls and ceilings. Windows in the front and oak door to rear lobby.

Rear Lobby:

Windows to two sides and door to garden.

Inner hallway

Staircase to landing.

Kitchen: 10' 9" x 8' 6" (3.27m x 2.59m)

Single drainer stainless steel sink unit with cupboards below. Wall and base units with worktops over. Vinyl floor. Plumbing for washing machine. Ideal gas fired central heating boiler. Ceiling and wall beams. Windows to the front and side.

Shower Room

In a wet room style with Mira shower and folding low-level screens. Wash handbasin. Low-level WC. Fully tiled walls. Heated towel rail/radiator. Shaver point.

First floor landing

Landing with deep wardrobe and shelved storage cupboards with sliding doors

Bedroom One 16' 5" x 12' 8" (5.00m x 3.86m) (Max)

Double radiator. Two sets of wardrobe cupboards with central drawers. Wall and ceiling beams. Shelved cupboard.

Bedroom Two 14' 6" x 16' 5" (4.42m x 5.00m) (MAX)

Central fireplace. Exposed wall and ceiling beams. Dormer window overlooking the garden. Double radiator.

Bedroom Three 12' 10" x 8' 11" (3.91m x 2.72m) (MAX)

Double radiator. Exposed wall and ceiling beams.

Exterior:

The gardens are a very good size and are predominantly to the side and rear of the property where there is a good drive with iron gates to ample parking and a detached double garage. Wrought iron gates and low fencing to rear gardens. Well landscaped in a mature style predominantly laid to lawns with good area of terrace, ponds, flower and shrub beds with mature bushes and trees. All enclosed by fencing and hedges giving a good deal of privacy. Outside lighting and security lighting. Brick built garden store with small storeroom and workshop area. Water supply. Victorian Street lamp.

Garage 15' 9" x 13' 10" (4.80m x 4.21m)

Power and light. Electric up and over doors.

More Information:

Please Note:

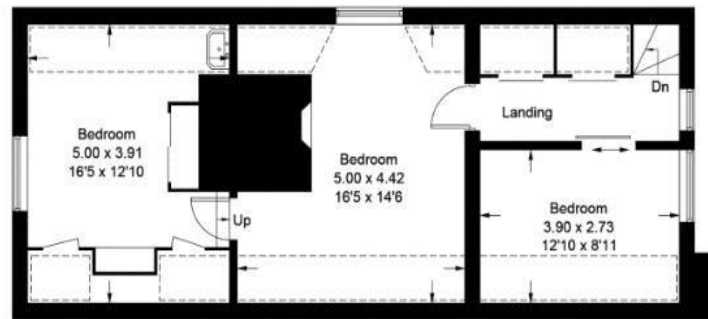
Planning consent has been granted for a two story extension to the rear creating two additional bedrooms to the first floor. To the ground floor, a large plan kitchen diner which will overlook the garden on three sides and cloakroom. Plans available to view.

EPC: E

Council Tax: E

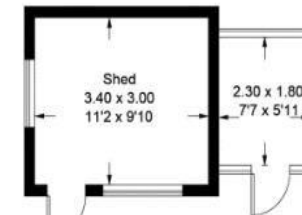


Approximate Gross Internal Area = 132 sq m / 1421 sq ft
 Garage / Shed = 34.5 sq m / 371 sq ft
 Total = 166.5 sq m / 1792 sq ft



First Floor

= Reduced headroom below 1.5m / 5'0"

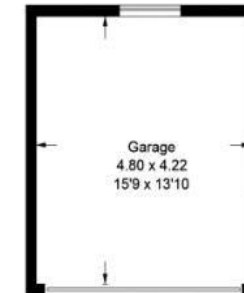


Outbuilding - Shed

(Not Shown In Actual Location / Orientation)



Ground Floor



Outbuilding - Garage

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID705990)

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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