



16 Millfields, Hucclecote, Gloucester, Gloucestershire, GL3 3NH

£465,000

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**Farr & Farr** Sales Lettings 



**16 Millfields, Hucclecote,  
Gloucester, Gloucestershire, GL3  
3NH**

**£465,000**

**A DELIGHTFUL AND SIGNIFICANTLY  
EXTENDED DETACHED FAMILY HOUSE  
OFFERING HIGHLY PRACTICAL  
ACCOMMODATION IN THIS SOUGHT  
AFTER POSITION**

Millfields is a very popular residential road situated just off Zoons Road and Larkay Road close to the centre of Hucclecote. Excellent local shopping and good schools are close by and access to Cheltenham and the M5 are all within easy reach. Number 16 is a substantial detached family home that has been significantly extended and now offers large and flexible accommodation. All rooms are a very good size with the ground floor offering an expansive layout with two living areas and a large kitchen/diner. Additionally there is a downstairs cloakroom and a separate utility room. To the first floor three of the bedrooms are good size doubles and the fourth is a useful single, as well as an ensuite to the master and family shower room. Additionally it is double glazed and gas central heated throughout and to the exterior a tandem garage, private gardens and parking.

**[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)**

#### **ENTRANCE PORCH**

Fully glazed door and front door to:-

#### **ENTRANCE HALL**

Staircase to landing.

#### **CLOAKROOM**

Low-level WC. Vanity unit with wash hand basin and cupboard below. Part tiled walls. Tiled floor. Heated towel rail/radiator.

#### **SITTING ROOM** 20' 8" x 12' 8" (6.29m x 3.86m)

Bay windows to the front. Timber fireplace. TV point. Radiator. High-quality flooring. Wide arch to:-

#### **LIVING ROOM** 15' 9' x 11' 6" (4.84m x 3.50m)

Wall and base units with cupboards and shelving. Radiator. High-quality flooring. Part vaulted ceiling with Velux windows. Double French doors to rear garden and door to:-

#### **KITCHEN/BREAKFAST ROOM**

Divided into two areas with an abundance of wall and base units with worktops. Built-in double oven and electric hob with stainless steel cooker hood. Built-in breakfast bar. Built-in dishwasher and pan drawers. Inset ceiling spotlights. Polished tiled floor. Door to rear garden.

#### **UTILITY ROOM** 9' 1" x 6' 1" (2.77m x 1.85m)

Inset stainless steel sink unit set into worktops with cupboards and drawers below. Space for washing machine and dryer. Part tiled walls. Polished tiled floor. Wall cupboards. Radiator.

#### **FIRST FLOOR**

#### **LANDING**

Linen cupboard. Sunlight.

#### **BEDROOM 1** 13' 5" x 9' 5" (4.09m x 2.87m)

Radiator.

#### **ENSUITE BATHROOM**

Panelled bath with stainless steel shower and glazed screen. Wash hand basin. Low-level WC. Fully tiled walls. Tiled floor.

#### **BEDROOM 2** 10' 10" x 12' 10" (3.30m x 3.91m)

Wardrobe cupboard. Radiator.

#### **BEDROOM 3** 11' 8" x 10' 1" (3.55m x 3.07m)

Wardrobe double cupboard. Radiator.

#### **BEDROOM 4** 7' 9" x 9' 0" (2.36m x 2.74m)

Radiator.

#### **SHOWER ROOM**

Corner shower cubicle with stainless steel controls and glazed sliding doors. Wash hand basin. Low-level WC. Fully tiled walls. Large mirror. Extractor fan. Heated towel rail/radiator.

#### **EXTERIOR**

Gardens to the front are predominantly to lawns with mature bushes with path to front door. Rear gardens are predominantly to Astroturf with a large area of terrace and shrub bed borders. All enclosed by close boarded fencing.

#### **GARAGE**

Up and over door. Light. Personal door to rear garden with additional parking.

#### **AGENTS NOTE**

EPC: C-72

COUNCIL TAX: D

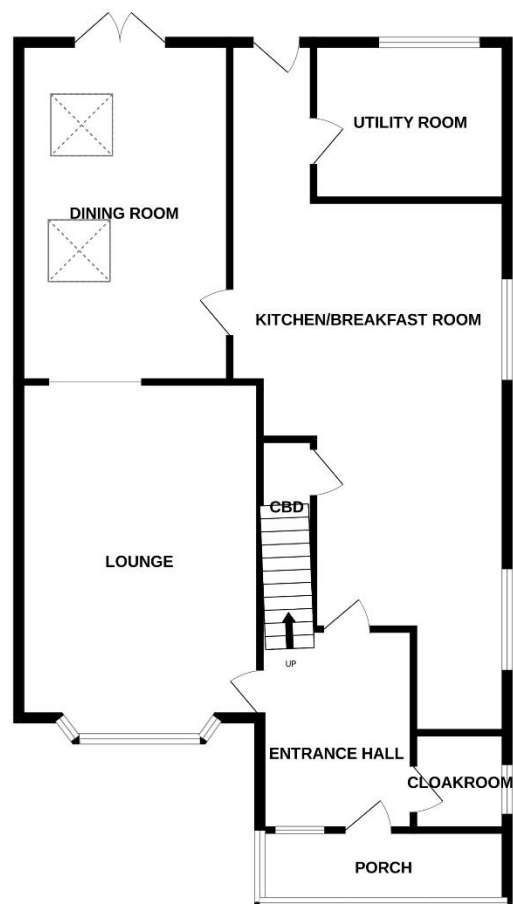




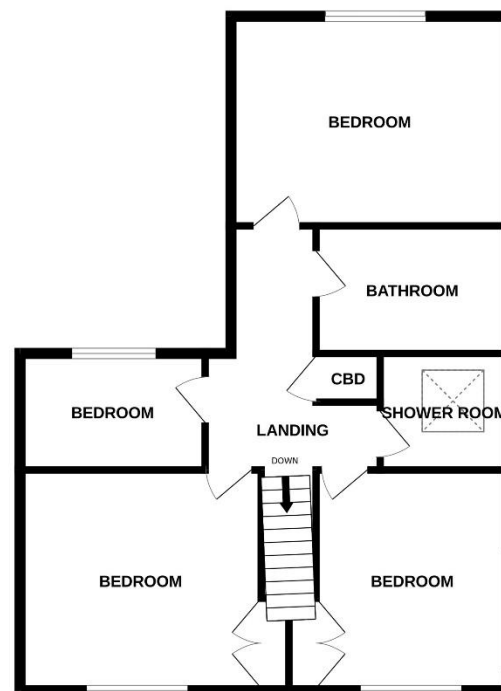




GROUND FLOOR



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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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.

#### City Centre

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ enquiries@  
farrandfarr.co.uk

#### Hucclecote

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355  
✉ hucclecote@  
farrandfarr.co.uk

#### Longlevens

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444  
✉ longlevens@  
farrandfarr.co.uk

#### Lettings

40 Oxstalls Way  
Gloucester GL2 9JQ  
☎ 01452 238298  
✉ lettings@  
farrandfarr.co.uk