



31 Colerne Drive, Hucclecote, Gloucester, Gloucestershire, GL3 3SX

£339,950

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Farr & Farr Sales Lettings 

**31 Colerne Drive, Hucclecote,
Gloucester, GL3 3SX**

£339,950

Nestled in the sought-after Colerne Drive, Hucclecote, this delightful four bedroom semi-detached property has been owed by the same family since its construction 60 years ago. Offered with no onward chain, the home presents a unique opportunity for prospective buyers.

Inside, the property boasts four good sized bedrooms, with one currently utilised as a home office—ideal for remote work or study. The spacious layout encompasses a large sitting room, dining room, kitchen and utility room. To the exterior, there is ample parking to the front, with additional parking, and a garage accessible via gated side access. The established large south-facing rear garden provides plenty of outdoor space and includes a patio and lawned area bordered by mature plants and shrubs. The property also benefits from solar-powered water heating.

Colerne Drive is a popular residential road situated off Sussex Gardens and Hucclecote Road, offering a convenient location with good local shopping and schools nearby, close to Gloucester Business Park, and easy access to Junction 11A of the M5 motorway.

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ENTRANCE HALL

Radiator. Understairs cupboard.

DINING ROOM 14' 8" x 11' 8" (4.47m x 3.56m)

Radiator. Cupboard.

KITCHEN 13' 3" x 8' 1" (4.04m x 2.46m)

Cupboard with fuse box. Stainless steel sink. Wall and base cupboards. Door to the garden.

LIVING ROOM 20' 1" x 13' 1" (6.13m x 4.00m)

Radiator. 2x Sliding patio doors.

UTILITY 8' 8" x 4' 10" (2.63m x 1.47m)

Space for washing machine Dryer. Cupboard. Fuse box. Upvc window. W.C. Wash hand basin.

FIRST FLOOR LANDING

Spacious landing.

BEDROOM 1 14' 5" x 8' 1" (4.39m x 2.46m)

Radiator. Two cupboards.

BEDROOM 2 13' 4" x 9' 7" (4.06m x 2.93m)

Radiator. Cupboard. Window.

BEDROOM 3 13' 3" x 9' 0" (4.04m x 2.75m)

Cupboard. Radiator. Window.

BEDROOM 4 7' 8" x 7' 5" (2.33m x 2.27m)

Radiator. Cupboard.

BATHROOM 10' 10" x 4' 9" (3.29m x 1.44m)

Low level W.C. Wash hand basin. Vinyl floor. Radiator. Double shower. Loft hatch. Deep cupboard housing boiler. Hand rail. Towel rail.

EXTERIOR

Front Exterior: Large front gardens with partly paved driveway with parking for multiple cars. Laid to lawn with mature shrubs, bushes and trees. Gated side access leading to more parking and garage.

Rear Garden: Large South backing private rear garden separated into 3 sections. Paved patio area with decorative pond. Laid to lawn and plant beds with mature shrubs and trees.

GARAGE

Outward opening double doors.

AGENTS NOTE

COUNCIL TAX: C

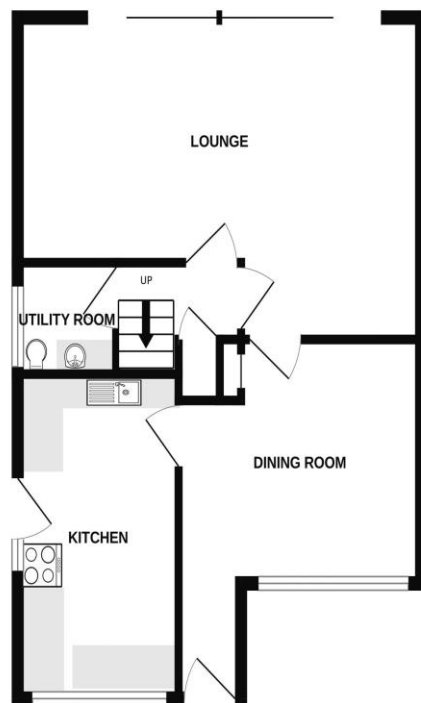
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The property has solar panels.

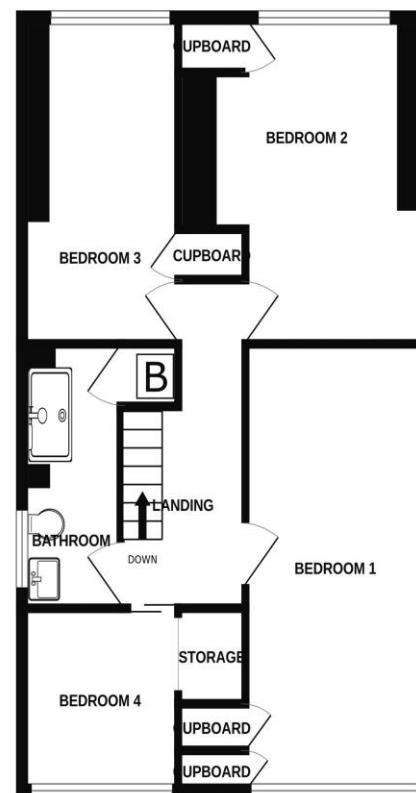




GROUND FLOOR



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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