



**46 Millfields**  
Hucclecote, Gloucester GL3 3NH

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## 46 Millfields

Offers In The Region Of £450,000

### Hucclecote, Gloucester GL3 3NH

**A BEAUTIFULLY RENOVATED and EXTENDED THREE DOUBLE BEDROOM DETACHED FAMILY HOME set in a quiet cul-de-sac location with a GOOD SIZE TERRACED REAR GARDEN, A DETACHED HOME OFFICE and a DOUBLE TANDEM GARAGE.**

The accommodation comprises entrance hall, cloakroom, contemporary lounge, beautiful kitchen/breakfast/family room. Whilst to the first floor three double bedrooms with the master having an en-suite and dressing room and modern family bathroom.

Additional benefits include gas fired central heating with a Hive system and upvc double glazing throughout.

Hucclecote is a suburb of Gloucester and is located on the periphery of the city, between Barnwood and Brockworth. Hucclecote can trace its history back to 1066, when Hucclecote and Churchdown were distinct manors belonging to St. Oswald's church, Gloucester.

Hucclecote is split into two parts; with the dividing line being the M5 Motorway bridge. The part to the west of the bridge, closest to Gloucester, is the larger part, and falls under Gloucester City Council, while to the east of the bridge, the Parish of Hucclecote is part of Tewkesbury Borough Council. There are three schools in Hucclecote: Hillview primary school and Dinglewell Infants and Juniors. Hucclecote community is centred around many locally owned shops, a community centre and two pubs.





Composite part glazed door leads into:

## ENTRANCE HALL

Stairs leading to the first floor landing, radiator, various doors leading off, tiled flooring.

## CLOAKROOM

White suite with a corner wash hand basin with tiled splashbacks, concealed close coupled w.c., wall mounted heated towel rail, tiled flooring, upvc double glazed window to front aspect.

## LOUNGE

12'5" x 11'5" (3.8m x 3.5m)

Power points, radiator, laminate wood flooring, two upvc double glazed windows to front aspect with decorative wooden blinds.

## KITCHEN/BREAKFAST/FAMILY ROOM

19'8" x 17'8" (6m x 5.4m )

Modern white and grey Wren fitted kitchen comprising of a range of base, drawer and wall mounted units, moulded worktop, two Bosch ovens, integral fridge/freezer, plenty of storage space, moulded sink with a mixer tap, Bosch five ring gas hob with a remote extractor hood over, integral dishwasher, modern panelled radiator, understairs storage cupboard with coat hooks, underfloor heating to the extension, bifolding doors overlooking the rear gardens.

From the entrance hall stairs lead to the first floor.

## LANDING

Overstairs storage cupboard, upvc double glazed opaque window to side aspect.







## **BEDROOM 1**

**11'9" x 9'10" (3.6m x 3m)**

Power points, radiator, upvc tilt and turn French doors with a glazed Juliet balcony overlooking the rear gardens. There is a dressing room accessed via double glazed doors with hanging rails, drawers, shelving and sockets and in turn a door leads into:

## **EN-SUITE SHOWER ROOM**

Modern white suite comprising a vanity wash hand basin with a shelf and cupboard below, low level w.c., fully tiled shower cubicle, tiled flooring, heated towel rail, wall mounted mirror.

## **BEDROOM 2**

**11'9" x 11'5" (3.6m x 3.5m)**

Power points, radiator, upvc double glazed windows to front and side aspects.

## **BEDROOM 3**

**19'8" x 7'6" (6m x 2.3m )**

Power points, radiator, upvc tilt and turn French doors with a glazed Juliet balcony.

## **FAMILY BATHROOM**

Modern white suite comprising w.c., modern wash hand basin with a cupboard below, tiled bath with shower attachments over, part tiled walls, wall mounted heated towel radiator, tiled flooring, upvc double glazed opaque window to front aspect.

## **OUTSIDE**

To the front of the property there is a block paved driveway providing off road parking for four vehicles.

To the side there is gated access through the shed to the rear gardens with a decked entertainment area with decking steps leading down to a lower area. The gardens are enclosed to the sides by timber and panel fencing. To the rear there is a stream. There is also an outside tap, power and lighting.



## HOME OFFICE

Fully insulated with power, lighting, internet, wall mounted heater and laminate wood flooring.

## DOUBLE TANDEM GARAGE

22'7" x 8'2" (6.9m x 2.5m)

Electric roller door, power and lighting. To the rear there is a utility area with plumbing for an automatic washing machine, space for tumble dryer and freezer, roll edge worksurface with a stainless steel sink with a mixer tap, wall mounted Valiant boiler supplying domestic hot water and central heating, upvc double glazed opaque window to rear aspect, pedestrian door to kitchen.

## SERVICES

Mains water, electricity, gas and drainage.

## WATER RATES

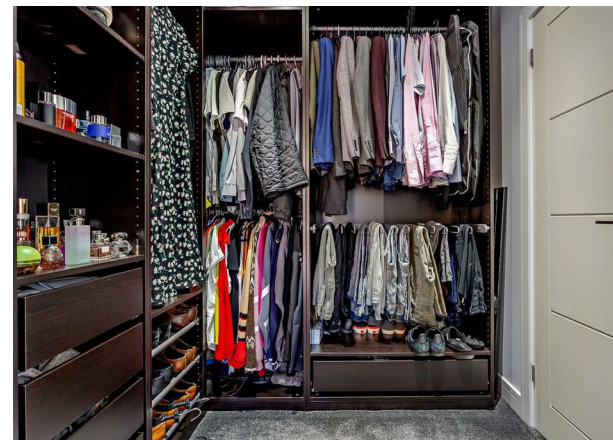
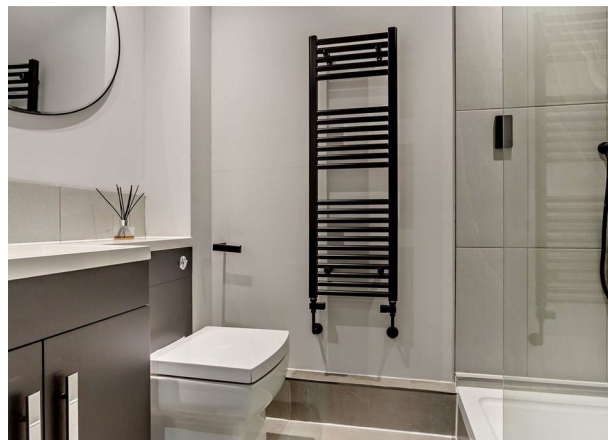
To be advised.

## MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## LOCAL AUTHORITY

Council Tax Band: D  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.







## VIEWING

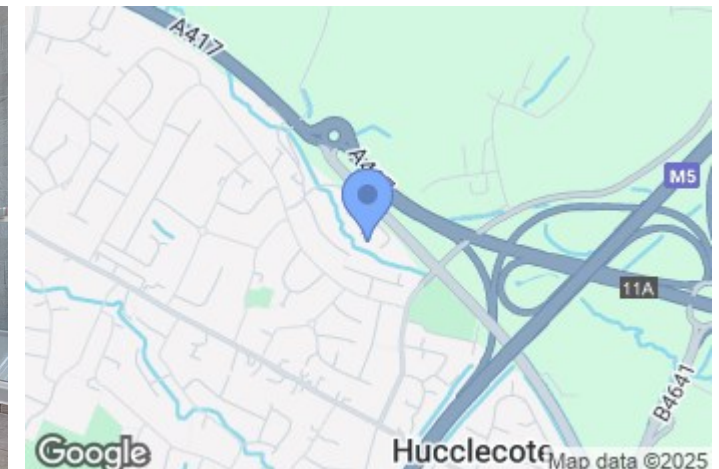
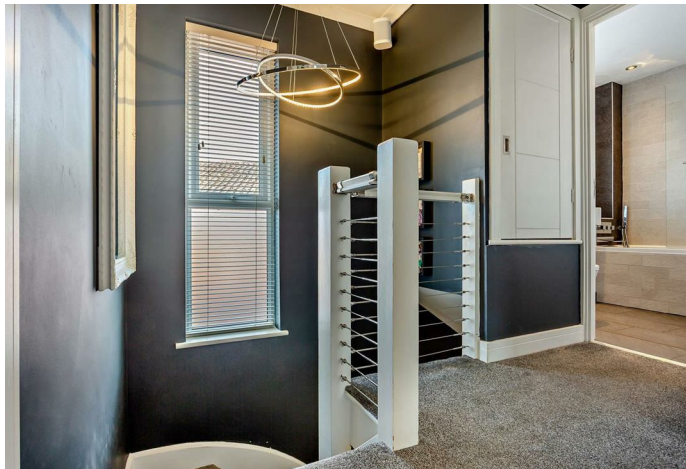
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

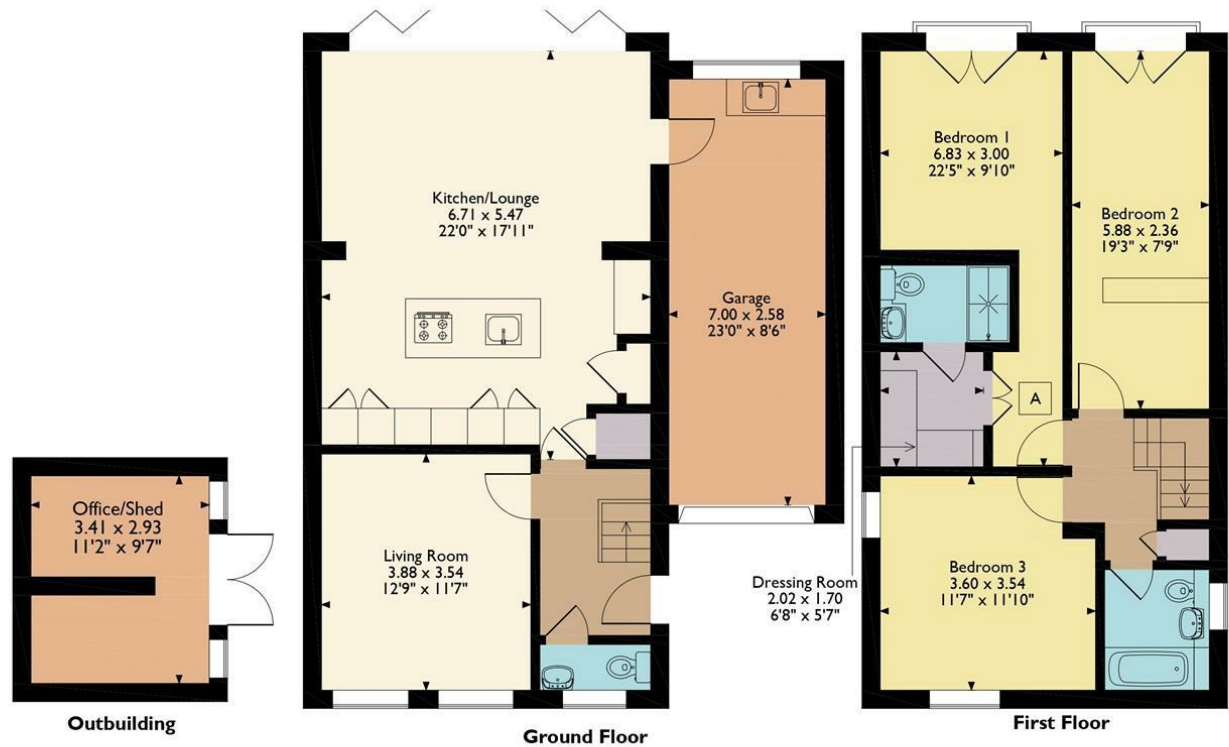
From the Marks and Spencers garage on Barnwood Road travel South East on Barnwood Road turning left into Chosen Way. Continue along here around the bend into Colwell Drive and take the second left after the bend into Larkhay Road then the second right into Millfields where the property can be found on the left hand side.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



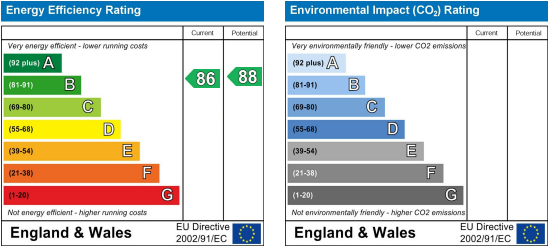
46, Millfields, Hucclecote, Gloucester, Gloucestershire,  
Approximate Gross Internal Area  
Main House = 114 Sq M/1228 Sq Ft  
Garage = 18 Sq M/194 Sq Ft  
Outbuilding = 10 Sq M/108 Sq Ft  
Total = 142 Sq M/1530 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**MISREPRESENTATION DISCLAIMER**

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.







27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | [gloucester@stevegooch.co.uk](mailto:gloucester@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

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