



38 Larkhay Road  
, Hucclecote, GL3 3NS

**£675,000**



Welcome to this delightful home offering a versatile layout with spacious accommodation 2292 sq ft approx that is sure to impress. This FIVE bedroom family home has been a labour of love and has undergone a meticulous project of improvement and extension over prolonged period by the current owners.

Upon stepping inside, you'll be greeted by an inviting atmosphere, the layout of the house allows for various configurations to suit your lifestyle, making it a truly adaptable space ideal for multi generational living.

Located in the heart of Hucclecote Village, you'll have all the conveniences of village life right at your doorstep.

To truly grasp the beauty of this property, an internal inspection is highly recommended. Don't miss out on the opportunity to make this house your home in the lovely village of Hucclecote.

#### Entrance Hall

Snug  
11'11 x 9'11 (3.63m x 3.02m)

Office  
8'9 x 8'8 (2.67m x 2.64m)

#### Shower Room

Lobby  
8'2 x 6'11 (2.49m x 2.11m)

Bedroom  
12'11 x 11'11 (3.94m x 3.63m)

Bedroom  
12'5 x 7'11 (3.78m x 2.41m)





**Kitchen/Family/Dining Room**  
30'3 x 15'4 (9.22m x 4.67m)

**Master Bedroom**  
15'7 x 13'10 (4.75m x 4.22m)

**Ensuite Shower Room**  
11'7 x 7'1 (3.53m x 2.16m)

**Bedroom 2**  
17'11 x 15'3 (5.46m x 4.65m)

**Ensuite Shower Room**

**Bedroom**  
17'0 x 13'6 (5.18m x 4.11m )

**Shower Room**

#### **OUTSIDE**

The front driveway provides ample off road parking with five bar wooden gate.



There is a large impressive established enclosed garden with large bespoke "Garden Room" (complete with power, electric and wood burning stove) the rest of the garden mainly laid to lawn flowered borders and a generous Vegetable patch. A large patio to the rear of the house with a covered area that has sliding panels to the roof.

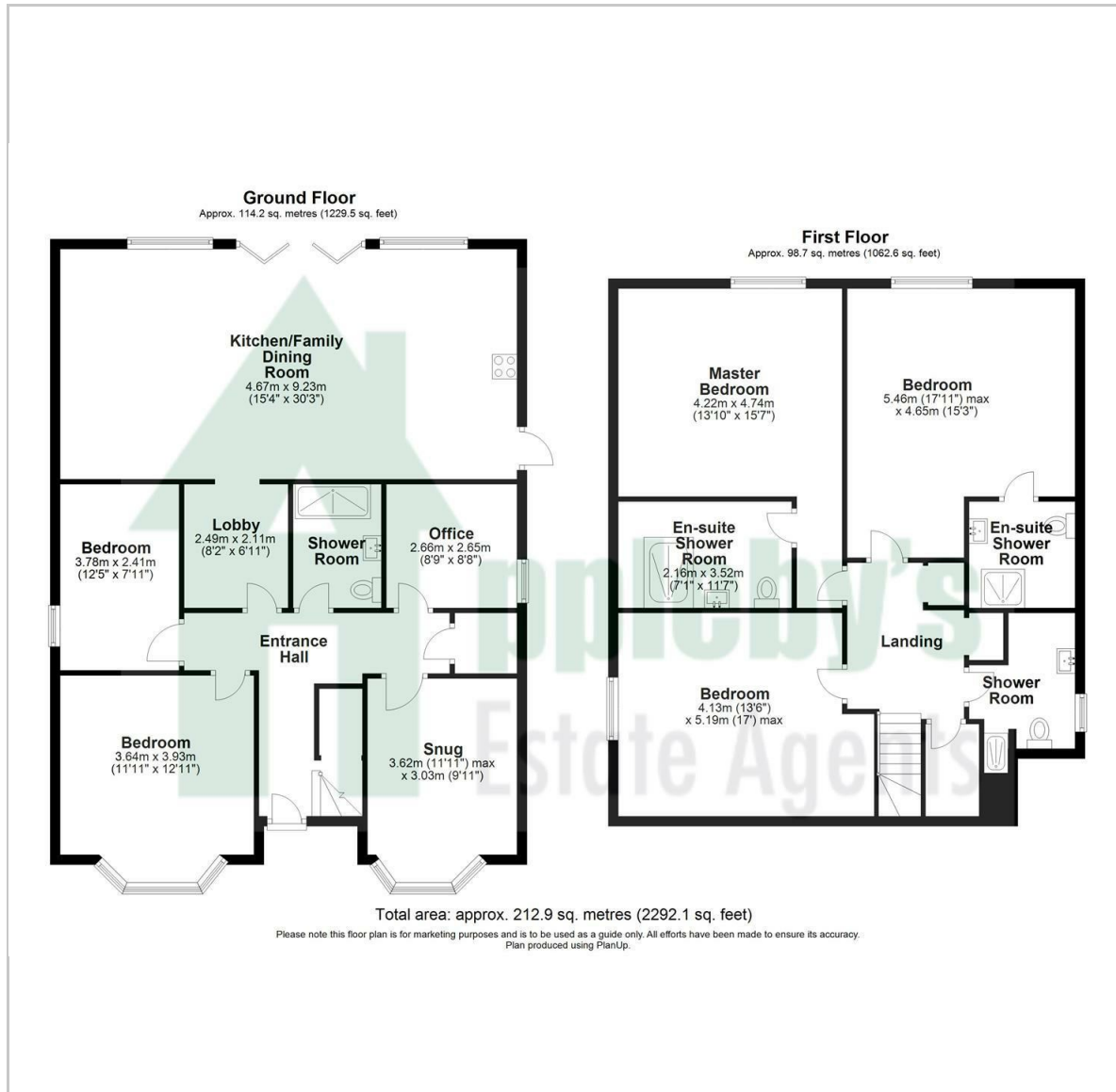
#### **Services**

Mains, Solar (with storage battery in the garage) Gas & Air Conditioning  
Gloucester City Council tax band C

**Tenure**  
Freehold



## Floor Plan

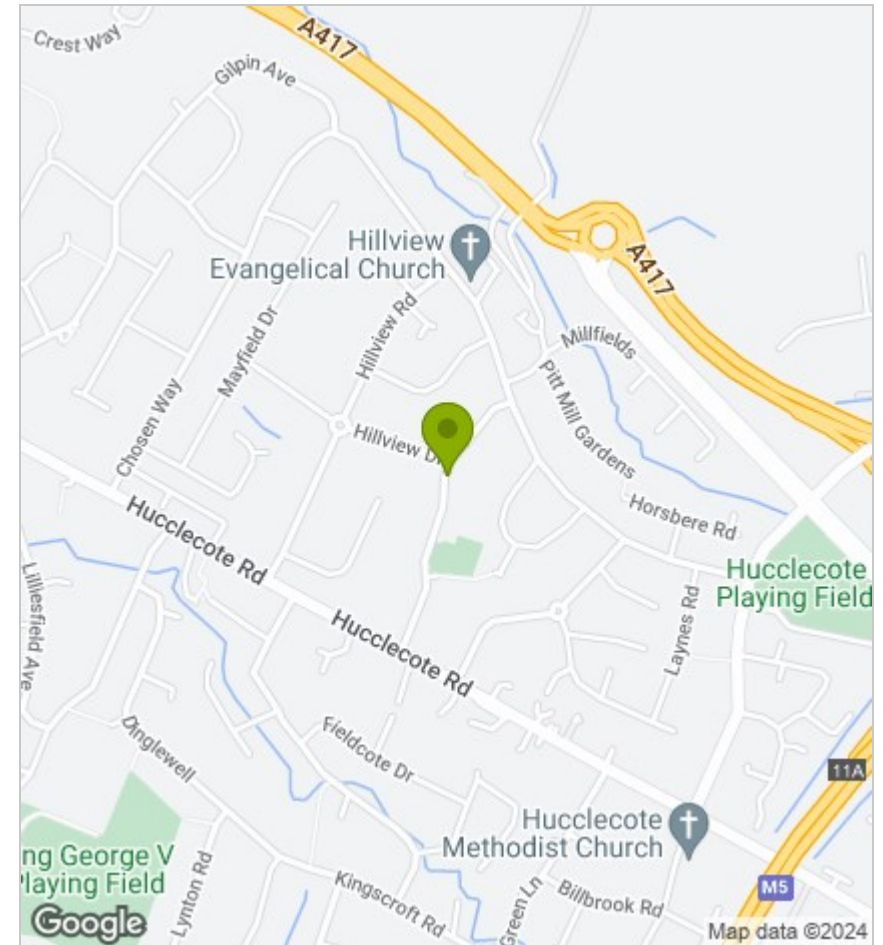


## Viewing

Please contact our Appleyby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

