



15, Lea Walk, Hucclecote, Gloucester, GL3 3AE

£495,000

**FOR SALE**



- Substantial Four Bedroom Detached Family Home
- Family Bathroom, Two En-Suites And Downstairs WC
- Garage And Off Road Parking Space
- EPC Rating: C76
- Three Reception Rooms
- Generous Enclosed Rear Garden
- Updated By Current Owners
- Council Tax Band: E

## THE PROPERTY

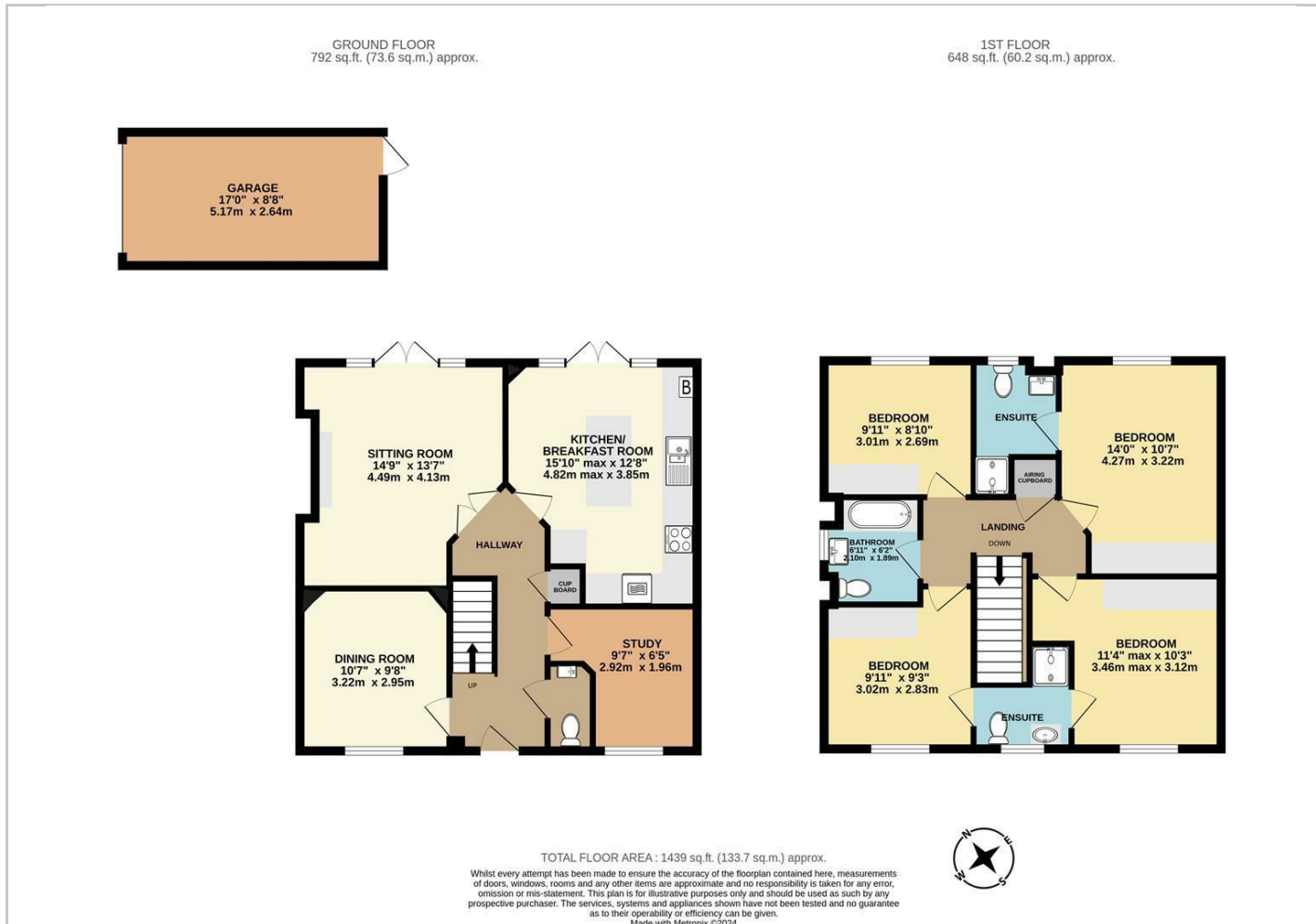
Chosen Estate Agents are delighted to be bringing this stunning four bedroom detached home to the market in Brockworth!

Having undergone some fantastic upgrades by the current owners, this substantial home offers versatile living throughout.

The ground floor boasts living room with doors to the rear garden, modern kitchen/breakfast room comprising integrated cooker, dishwasher, fridge freezer and washing machine. Furthermore, that is a fantastic range of wall and base units, and a central island with breakfast bar. The ground floor continues with a dining room, office space perfect for anyone looking to work from home, and the downstairs WC.

Heading upstairs there are four well proportioned bedrooms with an en-suite shower room and fitted wardrobes to bedroom one, and a jack and jill en-suite to bedrooms two and three. The family bathroom concludes the first floor accommodation, comprising a bath, low level WC and wash hand basin.

Externally, this ready made family home offers a generous rear garden mainly laid to lawn, a single garage and parking space in front of.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>76</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>