



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

£495,000

CHOSEN  
ESTATE AGENTS

## 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.

### Agents Note.

Freehold

EPC Rating: C76


Tewkesbury Borough Council Band: E

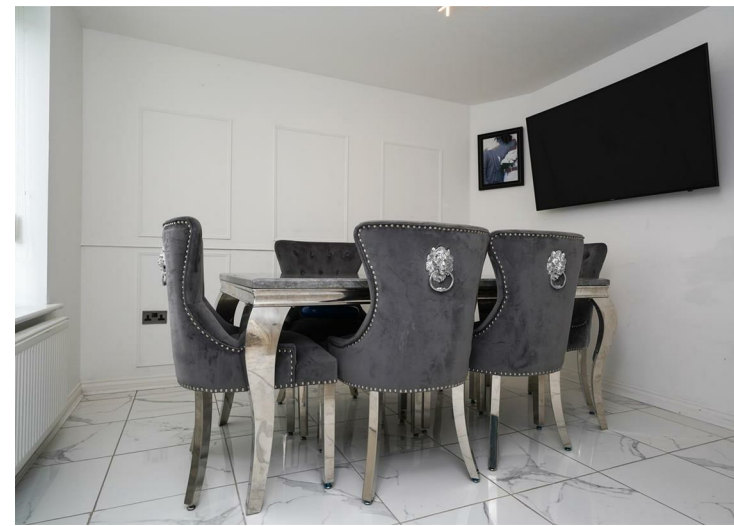
Mains Gas, Electric and Water are believed to be connected.

Fibre Broadband is available in the area

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

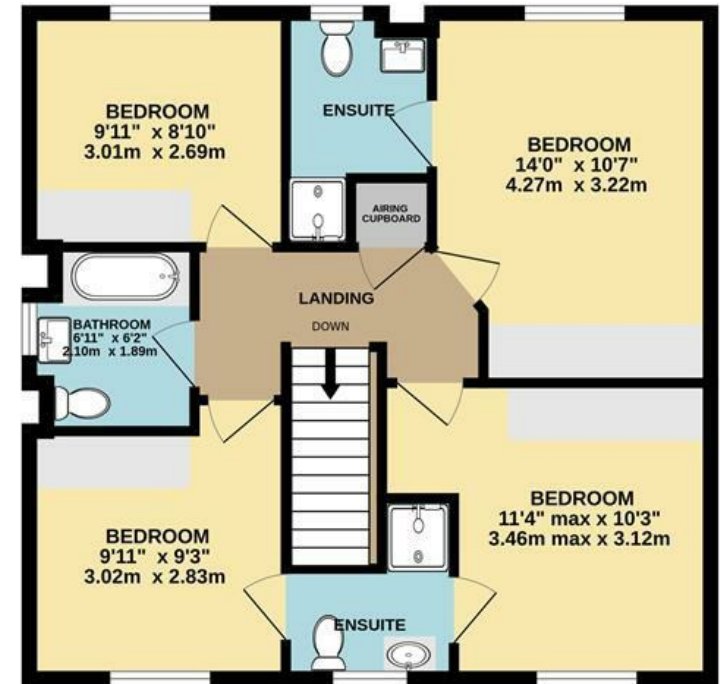
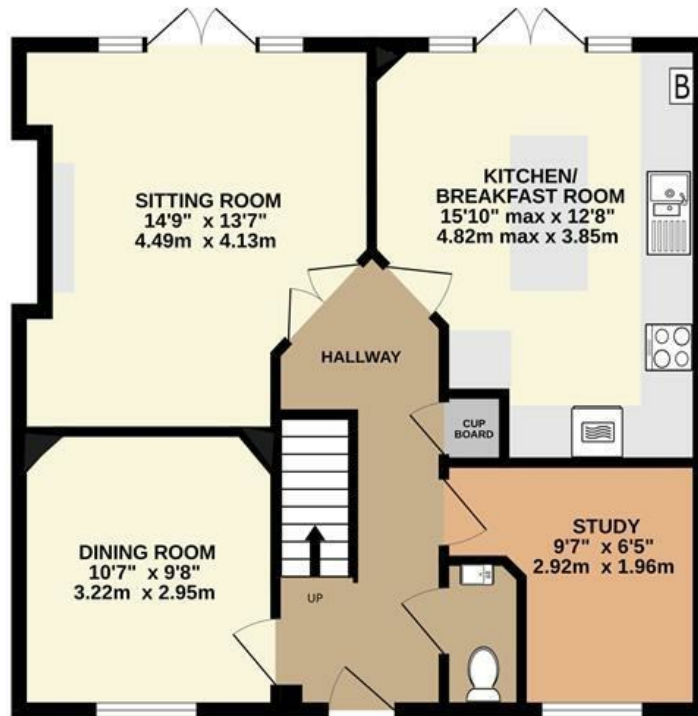
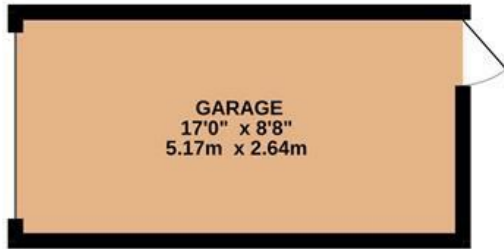
### Energy Efficiency Rating

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



GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.

1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1439 sq.ft. (133.7 sq.m.) approx.

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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