



34 Bircher Way, Hucclecote, Gloucester, GL3 3QL

£435,000

CHOSEN  
ESTATE AGENTS

THE PROPERTY

Situated in the heart of the ever-popular Hucclecote, this beautifully presented four-bedroom detached property offers an ideal blend of modern living and family comfort.

Upon entering the property, you are welcomed into a spacious hallway that provides convenient access to all ground floor rooms. To the front of the home, a cosy yet expansive living room boasting a lovely bay window. This bright and airy space offers a perfect setting for both relaxation and entertaining.

The heart of the home is undoubtedly the open-plan kitchen/diner, offering a fantastic social hub. The kitchen is modern and well-equipped, with ample worktop space, stylish units, and integrated appliances. Double doors open out onto the rear garden, allowing for seamless indoor-outdoor living.

The ground floor also benefits from a WC, conveniently located off the hallway, as well as under-stairs storage.

The first floor boasts a bright and airy master bedroom, further offering a contemporary en-suite. While a second bedroom to the rear of the property offers plenty of room for a double bed and ample storage. The property boasts two other single bedrooms, ideally for younger family members, guests, or a home office.

Outside, the property offers a generous and enclosed rear garden, perfect for entertaining or simply enjoying a peaceful afternoon. To the front, off-road parking for multiple vehicles ensures convenience for family and guests alike. The partially converted garage provides useful storage space to the front, along with a great office space/gym to the rear.

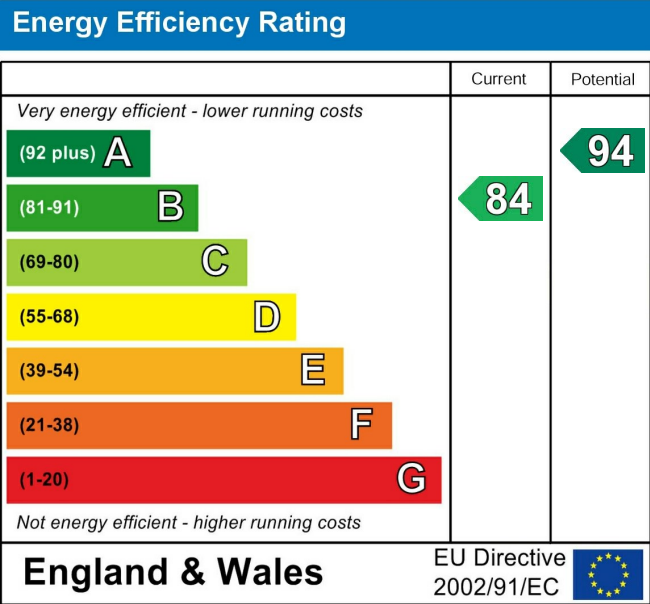
Located in the sought-after area of Hucclecote, this home benefits from excellent local amenities, reputable schools, and fantastic transport links to Gloucester, Cheltenham, and the M5 corridor.

Agents Note.  
Freehold  
EPC Rating: B84  
Gloucester City Council Band: E  
Mains Gas, Electric and Water are connected.

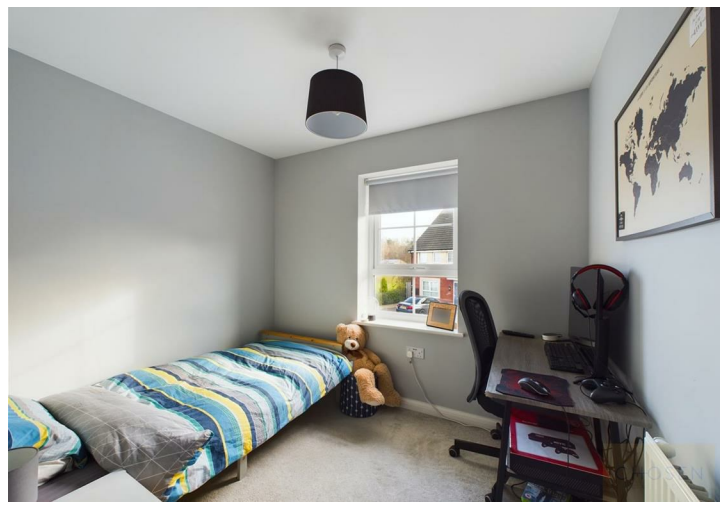
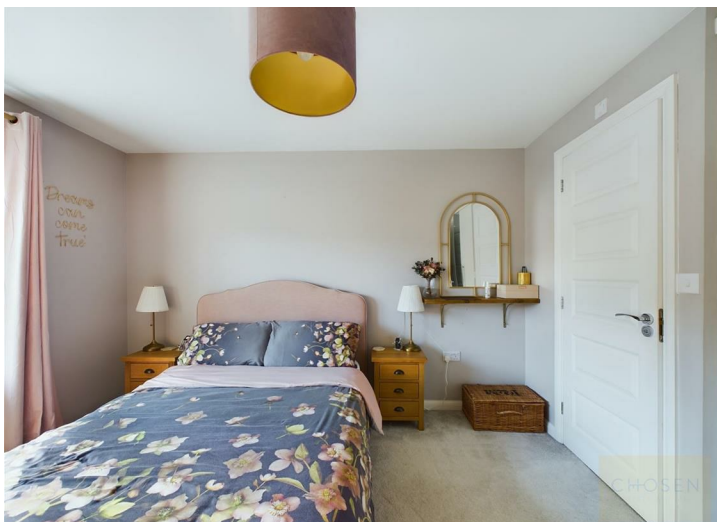
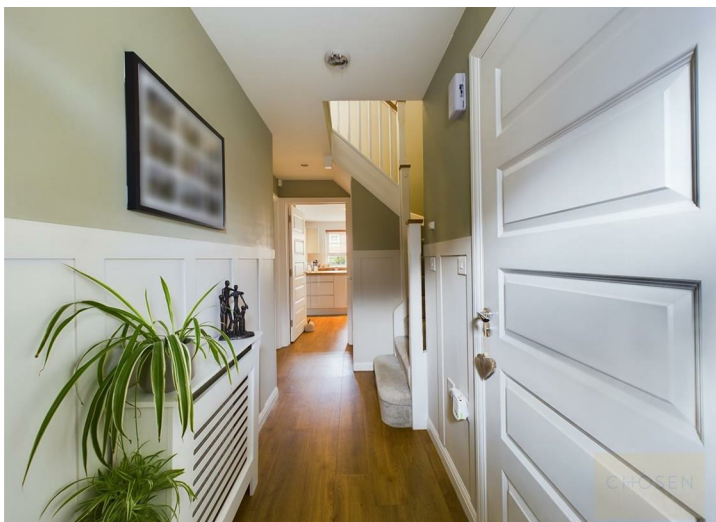
Flood Risk:  
Rivers & Seas No Risk  
Surface Water Very Low  
Standard 16 mbps  
Superfast 80 mbps  
Ultrafast 1000 mbps

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- Four Bedroom Detached Family Home
- Expansive Living Room, Ideal For Entertaining.
- Enclosed Rear Garden, Driveway And Garage
- Council Tax Band: E
- Stunning Kitchen/Diner With Double Doors To The Garden.
- Two Modern Bathrooms And A Ground Floor WC.
- Prime Location In Hucclecote With Excellent Transport Links.
- EPC Rating: B84

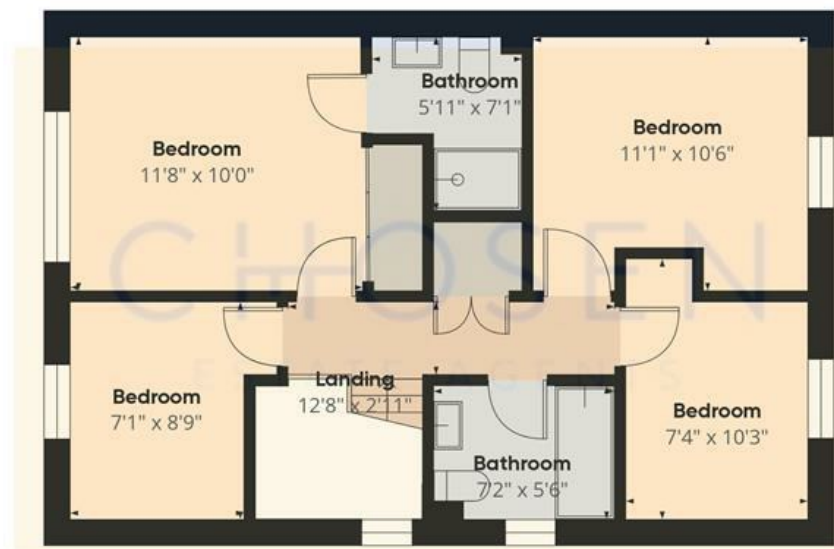








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1277.14 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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