



16 Millfields, Hucclecote, Gloucester, GL3 3NH

£465,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This spacious and beautifully extended family home offers flexible living arrangements, with generous room sizes throughout. The ground floor has been extended to the rear, creating an expansive open-plan layout. It features two living rooms, both perfect for relaxing or entertaining, and a modern kitchen/dining area with ample space for cooking and family meals. Additionally, there's a convenient downstairs WC and a separate utility room for added practicality.

Upstairs, the home features four bedrooms, including three generous double bedrooms and one smaller double. Two of the double bedrooms benefit from built-in wardrobes, providing excellent storage. A stunning family bathroom is complemented by a second bathroom for added convenience. Skylights throughout the upstairs ensure a light and airy atmosphere.

Outside, the home benefits from off-road parking, while additional on-street parking is available for guests. The tandem-style garage offers versatile space, perfect for extra storage, or even a potential workshop. This property is also offered to the market with no onward chain!

Agents Note.

Freehold.

EPC Rating: C72


Gloucester City Council Band: D

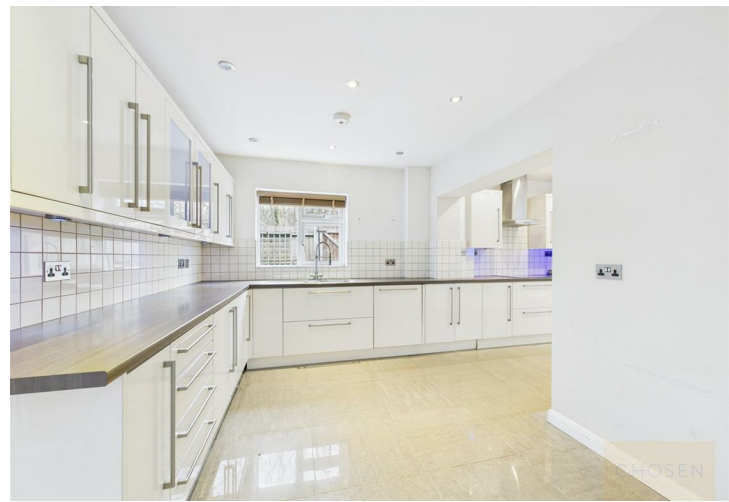
Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

- 4 Bedroom Extended Detached Home
- Two Generously-sized Living Rooms
- Convenient Downstairs WC and Separate Utility Room
- EPC Rating - C72
- No Onward Chain
- Modern Open-plan Kitchen/Diner
- Tandem-style Garage, Offering Versatile Storage or Work Space
- Council Tax Band - D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Floor 0

Approximate total area⁽¹⁾
1599.52 ft²



Floor 1

(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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