



## 50 Larkhay Road

Hucclecote, Gloucester, GL3 3NU

**£475,000**



Step inside and be immediately impressed by the space, versatility, and elegance of this beautifully presented detached family home. Thoughtfully designed, the property offers three reception rooms alongside a modern fitted kitchen, providing flexible living accommodation ideal for entertaining, family life, home working, or relaxation. Outside the property is situated on a large rear garden with ample parking directly to the front. This is one not to be missed.



**Entrance Porch**

Approached via Upvc double glazed front door. Door through to:

**Entrance Hallway**

Radiator, power points, wood effect flooring, stairs leading to first floor with open under stairs storage space, doors leading to all three reception rooms & bedroom.

**Lounge**

Upvc double glazed box bay window to front with fitted blinds, television point, radiator, log burner, coving.

**Dining Room**

Upvc double glazed box bay window to front with fitted blinds, radiator, power points.

**Sitting Room**

Upvc double glazed windows to side, radiator, power points, doors to both cloakroom & open plan kitchen/breakfast room.

**Downstairs W.C**

Upvc frosted double glazed window to rear, modern recently fitted low level wc & pedestal wash hand basin, heated towel rail, wall mounted combination boiler.

**Open Plan Kitchen/Breakfast Room**

Upvc double glazed windows to side & Upvc double glazed door to side, modern beautifully presented kitchen with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, built in appliances, laminate flooring, recessed down lights, power points, radiator,

access to a fully boarded loft via hatch with ladder. Double doors leading through to

**Conservatory**

Upvc double glazed french doors to side, Upvc double glazed windows throughout, radiator, laminate flooring, power points.

**Bedroom 4**

Upvc double glazed windows to rear, radiator, power points. Door to:

**W.C**

Upvc frosted double glazed window to rear, low level wc & pedestal wash hand basin, tiled walls, extractor fan.

**First Floor Landing**

Velux windows to both front & rear, open storage space, radiator. Doors to all three bedrooms & bathroom.

**Bedroom 1**

Upvc double glazed windows to rear, radiator, power points, fitted wardrobes.

**Bedroom 2**

Upvc double glazed window to side, velux window to front, radiator, power points.

**Bedroom 3**

Upvc double glazed window to side & velux window to front, radiator, power points.

**Bathroom**

Velux window to rear,



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		64	74
		EU Directive 2002/91/EC	

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

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10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

