



25 Foxwell Drive

Hucclecote, Gloucester, GL3 3LF

£399,950



Murdock & Wasley Estate Agents are delighted to present to the market this spacious three double bedroom family home, situated within a quiet no through road in the highly sought-after area of Hucclecote. Having been thoughtfully extended over two floors, the property offers generous and versatile accommodation throughout, complemented by two bathrooms and a private rear garden. Ideally positioned for access to a wide range of local amenities, excellent transport links and convenient routes towards both Gloucester and Cheltenham, with many facilities just a few hundred metres away. This much-loved family home offers an excellent combination of space, location and practicality, making it an ideal choice for a growing family. Early viewing is highly recommended to fully appreciate the space and location on offer.



Entrance Porch

Accessed via upvc double glazed door, quarry tiled flooring, front and side aspect upvc frosted double glazed windows. Door to:

Entrance Hallway

Power point, radiator, stairs to first floor landing, understairs storage cupboard, coving. Doors lead off:

Kitchen/Breakfast Room

Range of base, drawer and wall mounted units, granite worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, space for rangemaster cooker with extractor hood over, integral fridge, freezer and dishwasher, cupboard housing to Worcester boiler. Vertical radiator, door to utility cupboard, tiled flooring, inset ceiling spotlights, side aspect upvc frosted double glazed window and door, rear aspect upvc double glazed window.

Dining Room

Power points, radiator, feature fireplace, coving, front aspect upvc double glazed bay window.

Lounge

Power points, radiator, living flame gas fire, solid bamboo flooring, coving, rear aspect aluminium double glazed sliding door leading to the garden.

Cloakroom

Low level wc, vanity wash hand basin with mixer tap over and storage below, partly tiled walls, heated towel rail, laminate flooring, side aspect upvc frosted double glazed window.

Landing

Access to loft space, doors to storage cupboard and airing cupboard, coving, side aspect upvc frosted double glazed window. Doors lead off:

Bedroom One

Power points, radiator, laminate flooring, coving, rear aspect upvc double glazed window. Door to:

En-Suite

Suite comprising double step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, heated towel rail, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Bedroom Two

Power points, radiator, fitted wardrobes, coving, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, fitted wardrobes, coving, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Fully tiled walls, heated towel rail, coving, inset ceiling spotlight, side aspect upvc frosted double glazed window.

Outside

To the front of the property, a spacious driveway provides convenient off-road parking for several vehicles, bordered by a low brick wall, mature trees and established hedging.

The driveway extends to the side of the property, leading to the garage, which is fitted with an up-and-over door, power and lighting. A wooden gate also provides access through to the rear garden.

The beautifully maintained rear garden offers a level lawn surrounded by mature hedging and established planting. To the far end, a dedicated seating area sits beneath a wooden pergola, creating an ideal setting for entertaining, relaxing and alfresco dining. The garden also benefits from an 8ft x 6ft greenhouse, providing an excellent space for gardening enthusiasts.

Tenure

Freehold

Local Authority

Gloucester City Council.
Council Tax Band: C

Services

Mains water, gas, electricity and drainage.

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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