



Hillside Larkham Close

, Gloucester, GL4 6EN

£395,000



We are delighted to bring to the open market this much-loved and significantly extended family home, set within a highly sought-after cul-de-sac and enjoying far-reaching views across Gloucestershire. Benefitting from a substantial double-storey extension, the property now offers an exceptional amount of versatile living space—perfect for the modern, growing family. The ground floor comprises: entrance hallway, cloakroom, three generous reception rooms, and a well-appointed kitchen. To the first floor are four bedrooms (three doubles and one single) together with a modern family bathroom. Outside, the property boasts an enclosed rear garden, with garage and parking conveniently situated to the rear.



Entrance Hallway

Accessed via Upvc double glazed front door, laminate flooring, power point, doors to cloakroom & lounge.

Cloakroom

Upvc double glazed frosted window to side, low level wc & pedestal wash hand basin, laminate flooring, partly tiled walls, radiator.

Lounge

Upvc double glazed windows to front, television point, radiator, power points, laminate flooring, log burner, cupboard housing combination boiler, doors through too:

Dining Area

Upvc double glazed sliding doors to rear, radiator, power points, laminate flooring, stairs to first floor.

Sitting Room

Upvc double glazed windows to front & rear, two radiators, power points, laminate flooring.

Kitchen

Upvc double glazed windows & door to rear, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, plumbing & space for appliances, recessed down light, laminate flooring, partly tiled walls, power points.

First Floor Landing

Upvc double glazed windows to side, access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

Upvc double glazed windows to front, radiator, power points.

Bedroom 4

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

Bathroom

Upvc frosted double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, radiator.

Rear Garden

An enclosed area which is paved, gated rear access. Door to garage.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

Awaiting Vendor Approval

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		
	67	78
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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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

