



16 Millfields, Hucclecote - GL3 3NH
£465,000



16 Millfields

Hucclecote, Gloucester

**A DELIGHTFUL AND SIGNIFICANTLY EXTENDED
DETACHED FAMILY HOUSE OFFERING HIGHLY
PRACTICAL ACCOMMODATION IN THIS SOUGHT
AFTER POSITION**

Beautifully extended and set in one of Hucclecote's most desirable locations, this four-bedroom detached home offers generous, flexible living ideal for modern family life. The property features two bright reception rooms, a superb open-plan family space created by the substantial rear extension, a well-appointed kitchen, and a useful downstairs cloakroom.

Upstairs, four well-proportioned bedrooms include a principal bedroom with en-suite, complemented by a modern family bathroom. The rear garden is private and low-maintenance, with a garage and off street parking.

Millfields remains a highly popular area thanks to its excellent local amenities, strong school catchments, and easy access to Gloucester, Cheltenham, the M5, and nearby countryside walks.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





ENTRANCE PORCH

Fully glazed door and front door to:-

ENTRANCE HALL

Staircase to landing.

CLOAKROOM

Low-level WC. Vanity unit with wash hand basin and cupboard below. Part tiled walls. Tiled floor. Heated towel rail/radiator.

SITTING ROOM

Dimensions: 20' 8" x 12' 8" (6.29m x 3.86m). Bay windows to the front. Timber fireplace. TV point. Radiator. High-quality flooring. Wide arch to:-

LIVING ROOM

Dimensions: 15' 9" x 11' 6" (4.80m x 3.50m). Wall and base units with cupboards and shelving. Radiator. High-quality flooring. Part vaulted ceiling with Velux windows. Double French doors to rear garden and door to:-

KITCHEN/BREAKFAST ROOM

Divided into two areas with an abundance of wall and base units with worktops. Built-in double oven and electric hob with stainless steel cooker hood. Built-in breakfast bar. Built-in dishwasher and pan drawers. Inset ceiling spotlights. Polished tiled floor. Door to rear garden.

UTILITY ROOM

Dimensions: 9' 1" x 6' 1" (2.77m x 1.85m). Inset stainless steel sink unit set into worktops with cupboards and drawers below. Space for washing machine and dryer. Part tiled walls. Polished tiled floor. Wall cupboards. Radiator.





FIRST FLOOR

LANDING

Linen cupboard. Sunlight.

BEDROOM 1

Dimensions: 13' 5" x 9' 5" (4.09m x 2.87m). Radiator.

ENSUITE BATHROOM

Panelled bath with stainless steel shower and glazed screen. Wash hand basin. Low-level WC. Fully tiled walls. Tiled floor.

BEDROOM 2

Dimensions: 10' 10" x 12' 10" (3.30m x 3.91m). Wardrobe cupboard. Radiator.

BEDROOM 3

Dimensions: 11' 8" x 10' 1" (3.55m x 3.07m). Wardrobe double cupboard. Radiator.

BEDROOM 4

Dimensions: 7' 9" x 9' 0" (2.36m x 2.74m). Radiator.

SHOWER ROOM

Corner shower cubicle with stainless steel controls and glazed sliding doors. Wash hand basin. Low-level WC. Fully tiled walls. Large mirror. Extractor fan. Heated towel rail/radiator.

EXTERIOR

Gardens to the front are predominantly to lawns with mature bushes with path to front door. Rear gardens are predominantly to Astroturf with a large area of terrace and shrub bed borders. All enclosed by close boarded fencing.

GARAGE

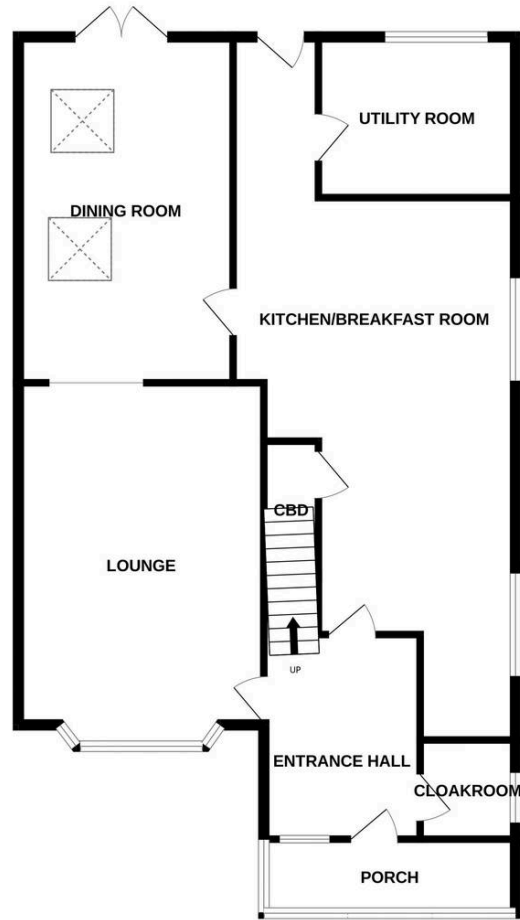
Up and over door. Light. Personal door to rear garden with additional parking.



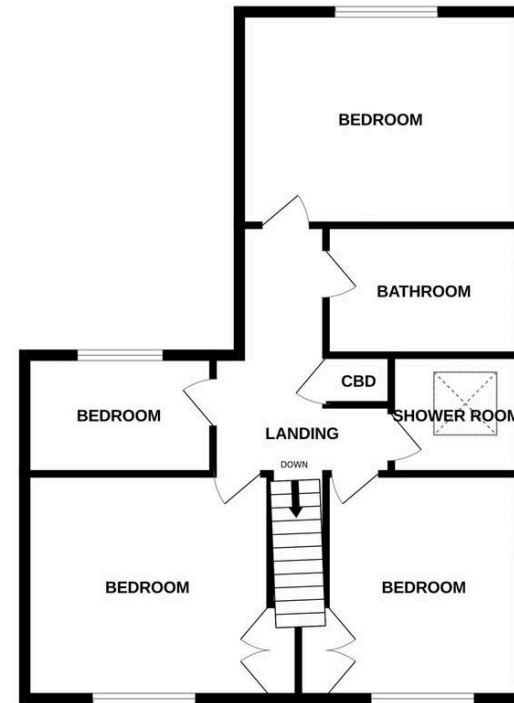




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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