



**30 Appleton Way, Hucclecote GL3 3RP**  
**£525,000**



## 30 Appleton Way, Hucclecote GL3 3RP

• Versatile living accommodation throughout • Four bedroom detached family home • Detached double garage • Ample off road parking • Private and enclosed rear garden • En-suite to master bedroom • Popular cul-de-sac position • Close to local amenities • Council Tax band: E Gloucester City Council - £2,869.98 per annum (2026/27) • EPC Rating C71

**£525,000**



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### Entrance Hall

Stepping into the home, the entrance hall provides access to the living room, dining room, kitchen, and cloakroom. Understairs storage cupboard.

### Cloakroom

WC and wash hand basin, radiator.

### Kitchen

Ample storage in a range of floor- and eye-level units accompanied by integrated appliances to include a fridge-freezer, dishwasher, double electric oven, and four-ring electric hob with extractor over. Window to rear aspect and door to outside.

### Utility Room

Additional sink and storage alongside plumbing for a washing machine.

### Dining Room

Versatile dining room with window to rear aspect. This room would lend itself well to being a playroom, home office, or such like.

### Living Room

Spacious living room spanning the depth of the property with a feature gas fireplace and characterful bay window. French doors lead to the conservatory.

### Conservatory

The conservatory benefits from ample natural light and overlooks the well-kept back garden. Doors to the outside.

### Landing

Provides access to four bedrooms and a family bathroom.

### Master Bedroom

Double bedroom with built-in wardrobes and window to rear aspect.

### En-suite

Recently installed, stylish en-suite shower room comprising a mirror with light and socket, WC, wash hand basin and shower enclosure with tiled surround. Frosted window to front aspect.

### Second Bedroom

Double bedroom with a feature bay window to the front aspect. Built-in wardrobes.

### Third Bedroom

Double bedroom with window to the rear aspect overlooking the back garden.

### Fourth Bedroom

Well-sized four-bedroom. Currently utilised by the current owners as a home office. Window to the rear aspect.

### Bathroom

Recently installed modern bathroom suite comprising wash hand basin, mirror with light and plug, WC and bath with shower over. Frosted window to the rear aspect.

### Double Garage

Generously sized double garage with access from the garden and two up-and-over doors providing vehicular access. Boarded loft with window for extra storage. Power and lighting.

### Outside

To the front, the property benefits from a spacious driveway providing parking for multiple vehicles alongside a well kept lawned area. Accessed via the side gate, the walled back garden offers a combination of lawned and patio areas accompanied by a variety of raised flower beds and bushes.

### Location

Situated within the popular suburb of Hucclecote. Various local amenities to include the local junior schools Hillview and Dinglewell as well as access to a number of secondary and grammar schooling being located within the City. A short distance away is access to the M5 providing ideal links to Birmingham and Bristol whilst a direct line to London Paddington can be located at Gloucester Station. Whilst the immediate locality offers various walks and open spaces within arguably one of Gloucester's most desirable established residential areas. Access to the Countryside is a short walk or cycle ride away as well as a children's play area, Hucclecote Green, and meadows within close proximity.

### Material Information

Tenure: Freehold.

Council Tax band: E

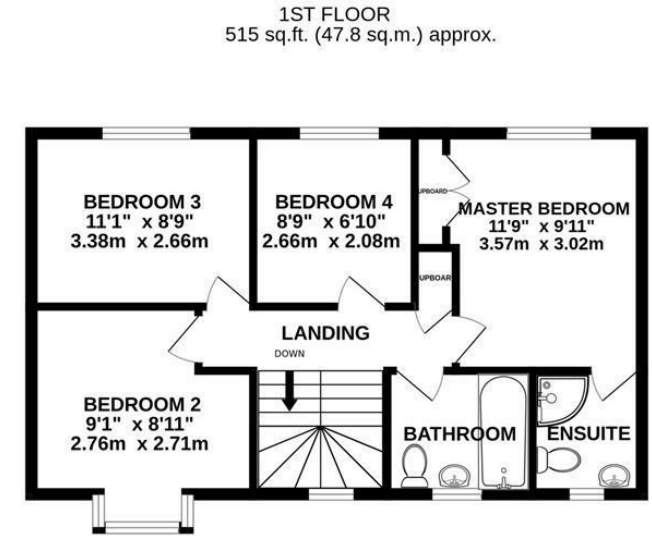
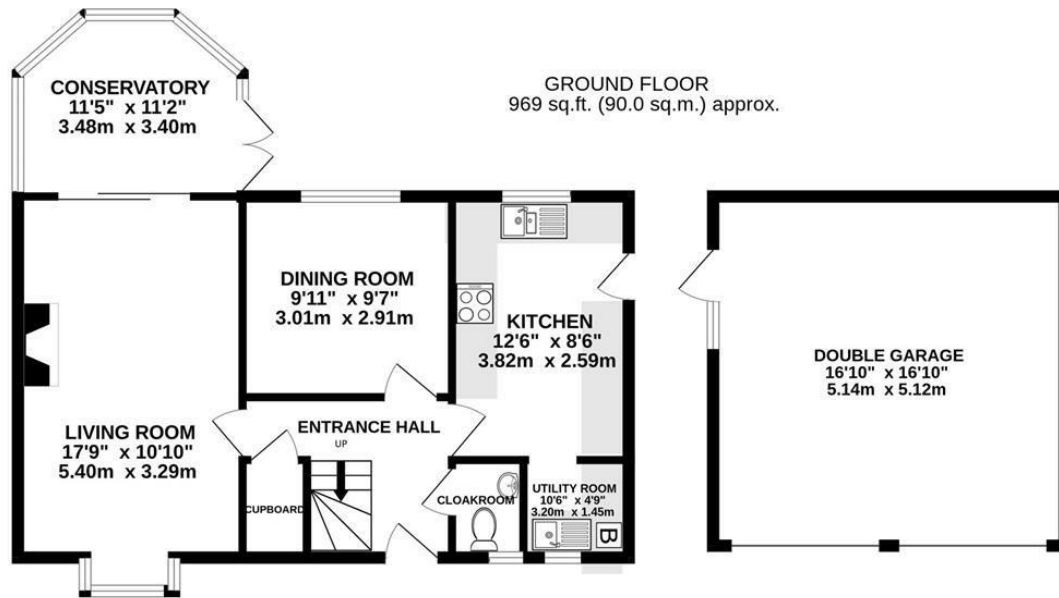
Local authority and rates: Gloucester City Council - £2,869.98 per annum (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains





**TOTAL FLOOR AREA : 1484 sq.ft. (137.8 sq.m.) approx.**

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 guarantees as to their operability or efficiency can be given.  
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