



9 Kingscroft Road

Hucclecote, Gloucester, GL3 3RF

£360,000



Murdock & Wasley Estate Agents are thrilled to offer this exceptional four-bedroom semi-detached home in a sought-after location, close to local amenities and top-performing schools.

The property boasts a stylish open-plan kitchen/diner, perfect for entertaining, and a charming lounge full of character. Upstairs, you'll find four well-sized bedrooms and a newly fitted shower room. Outside, a sun-drenched south-facing garden and a driveway for two to three vehicles complete this wonderful family home.



Entrance Hall

Accessed via upvc double glazed door, power points, radiator, dado rail, stairs to first floor landing, storage cupboard. Doors lead off:

Cloakroom

Low level wc, vanity wash hand basin, bespoke wall panelling, vinyl flooring, rear aspect upvc double glazed door.

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, cooker with extractor hood over, space for fridge/ freezer, dishwasher, washing machine, tumble drier and dining table. Worcester gas fired combination boiler, partly tiled walls, inset ceiling spotlights, radiator, side and rear aspect upvc double glazed windows, side aspect double glazed door leading to the garden.

Lounge

Tv point, telephone point, power points, radiator, feature fireplace with exposed brick and slate hearth, coving, picture rail, two front aspect upvc double glazed windows.

Landing

Power points, radiator, access to loft space, rear aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, radiator, built in wardrobes, picture rail, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, built in wardrobes, front aspect upvc double glazed window.

Bedroom Four

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

Bathroom

Suite comprising step-in double shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, partly tiled walls, inset ceiling spotlights, rear aspect upvc double glazed window with shutters.

Outside

The front of the property features a driveway providing off-road parking for two to three vehicles.

To the rear, a beautifully enclosed south-facing garden offers a generous patio, perfect for relaxing or entertaining. This leads onto a spacious lawn with a raised area at the back. The garden also includes two sheds and an outdoor tap.

Tenure

Freehold

Local Authority

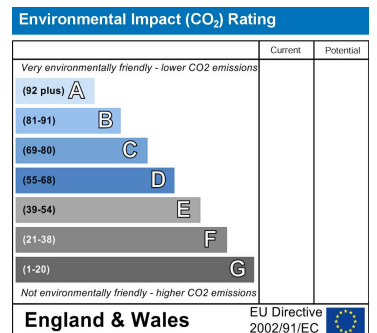
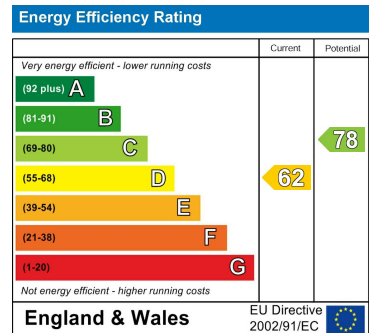
Gloucester City Council
Council Tax Band: D

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.



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

