



**53 Stocken Close, Hucclecote GL3 3UL**

**£415,000**



## 53 Stocken Close, Hucclecote GL3 3UL

• Four bedroom detached family home • Versatile living accommodation throughout • Situated in the popular suburb of Hucclecote • Private and enclosed rear garden • Ample off-road parking • Close to local amenities • En-suite to master bedroom • Versatile conservatory • EPC C72 • Tewkesbury Borough Council - Tax Band E - (£2885.90 per annum 2026/2027)

**£415,000**



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**01452 941950**

**hucclecote@naylorpowell.com**

**www.naylorpowell.com**

### Entrance Hall

Stepping inside the property, the entrance hall leads to the cloakroom and living room.

### Cloakroom

W.C and wash hand basin.

### Living Room

Generously sized living room with window to the front aspect. Stairs to the first floor.

### Dining Room

Dining room provides a versatile space and leads to both the kitchen and conservatory via double doors.

### Kitchen

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge freezer, double electric oven, dishwasher and five ring gas hob with extractor over. Additional space and plumbing for washing machine. Door to garden.

### Conservatory

The conservatory offers a versatile space and overlooks the back garden. French doors to the patio area.

### Landing

Provides access to four bedrooms and a family bathroom

### Master Bedroom

Double bedroom with built-in wardrobes. Window to front aspect.

### En-suite

Stylish shower room with W.C, wash hand basin and shower enclosure. Frosted window to front aspect.

### Second Bedroom

Double bedroom with built-in wardrobe. Window to rear aspect overlooking the back garden.

### Third Bedroom

Built-in wardrobe and window to rear aspect.

### Fourth Bedroom

Window to front aspect.

### Bathroom

Modern bathroom suite to include vanity unit with mixer tap, W.C and bath.

### Storage

The garage has been converted to provide a spacious kitchen however still offers a flexible storage space to the front of the home.

### Outside

To the front, the property benefits from a driveway providing parking for three vehicles. Accessed via the side gate, the back garden is a great size and offers a combination of lawned and patio areas accompanied by raised borders.

### Location

Stocken Close is located within the popular area of Hucclecote. Various local amenities 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.

### Material Information

Tenure: Freehold.

Council Tax band: Tax band E

Local authority and rates: Tewkesbury Borough Council - (£2885.90 per annum 2026/2027)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

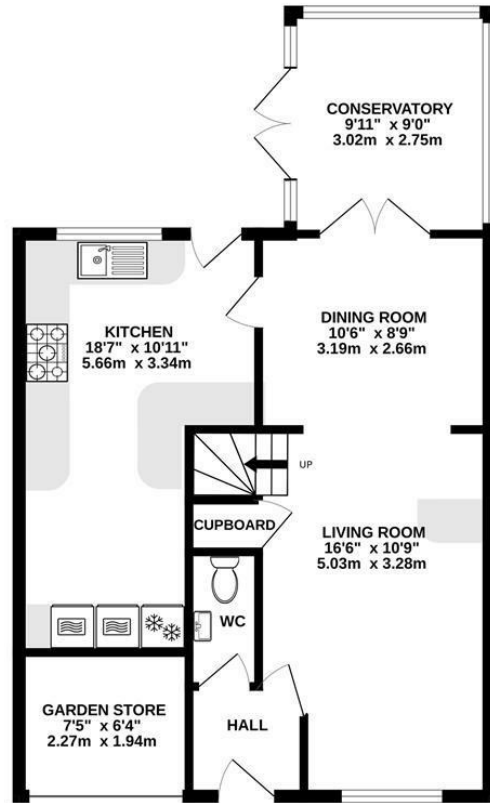
Heating: Gas Central heating.

Broadband speed: Standard: 11Mbps, Superfast: 74 Mbps, Ultrafast: 1000Mbps.

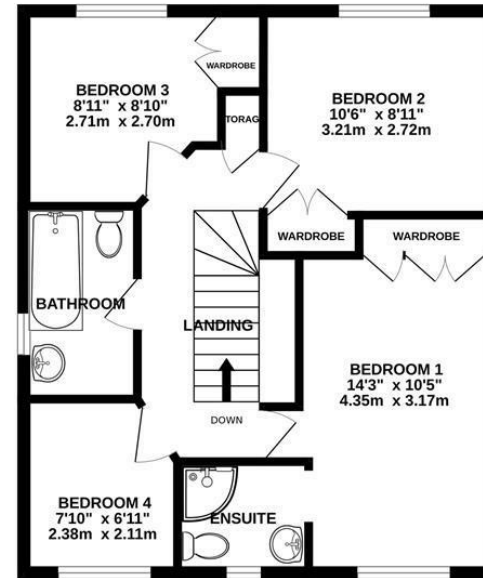
Mobile phone coverage: EE(Likely) Three(Likely) 02(Likely) Vodafone(Likely).



GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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 guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
The more efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	72	76
55-68	D		
39-54	E		
21-38	F		
1-20	G		
The less efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



