

49 Mayfield Drive, Gloucester GL3 3DT

£310,000

naylor powell



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• Three bedroom semi-detached family home • Situated in the popular location of Hucclecote • Ample off road parking and detached garage • Within walking distance to local amenities • Private and enclosed rear garden • Immaculately presented throughout • Great transport links between Gloucester and Cheltenham • Cosey wood burner • Tax Band C - Gloucester City Council - £2,087.26 per annum (2026/27) • EPC C69

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Entrance Hall
Laminate flooring, composite double-glazed front door, radiator, and staircase leading to the first floor.

Living/Dining Room
Bright and welcoming living area featuring laminate flooring, radiator, feature wood burner with Oak mantle, built-in storage cupboard and shelving, and uPVC double-glazed window to the front aspect.

Kitchen
Fitted with a range of wall and base units with work surfaces over, built-in dishwasher, oven, electric hob and extractor hood, and a one-and-a-half bowl sink with mixer tap. Additional features include plumbing for a washing machine, space for a fridge freezer, understairs storage cupboard, radiator, and uPVC French doors opening onto the patio area.

Shower Room
Modern three-piece suite comprising a shower cubicle, wash hand basin over vanity unit, and low-level WC. Finished with tiled flooring, heated towel rail with dual control, and uPVC double-glazed window to the rear aspect.

Landing
Loft access via integrated ladder with light and boarding, and doors leading to all bedrooms.

Master Bedroom
Spacious double bedroom with fitted carpet, radiator, built-in wardrobe, and uPVC double-glazed window to the front aspect.

Second Bedroom
Fitted carpet, radiator, useful storage cupboard housing the boiler, and uPVC double-glazed window overlooking the rear aspect.

Third Bedroom
Radiator, and uPVC double-glazed window to the rear aspect.

Outside
Driveway providing off-road parking, covered car port, lawned frontage, shrub borders, and access to the detached garage.
Enclosed by timber fencing with gated side access, featuring a concrete patio seating area, lawn, timber shed with power and lighting and well-stocked plant and shrub borders. Additional benefits include an outside tap and access to the detached garage.

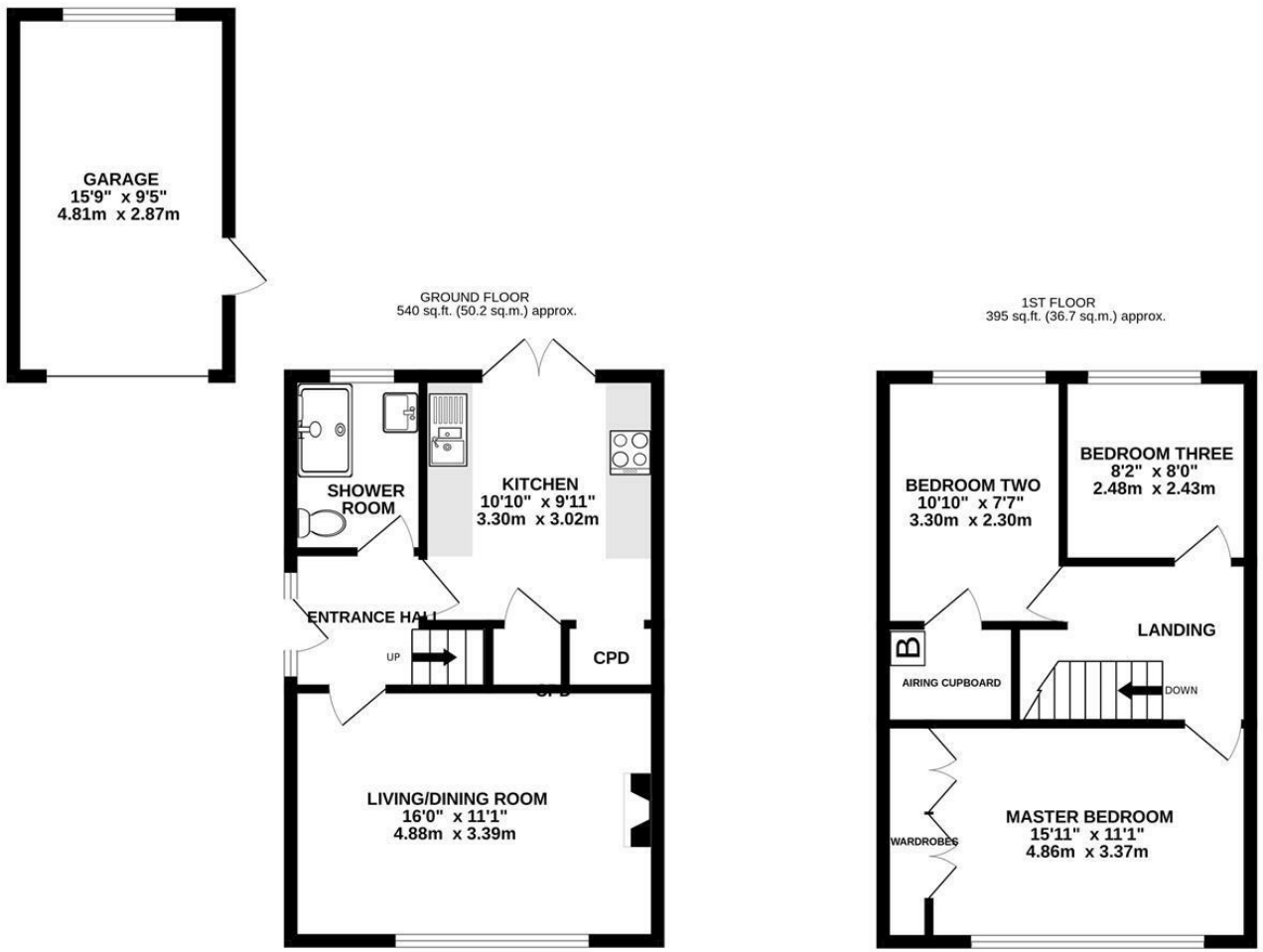
Garage
15'9" x 9'4" (4.81 x 2.87)
Detached garage with power and lighting connected, up-and-over door to the front, window to rear elevation, and personal access door to the side.

Location
The popular suburb of Hucclecote has lots to offer with an array of shops, transport links, and schools. Various local amenities include the local Dinglewell and Hillview Junior Schools, as well as access to several secondary and grammar schools located within the city. A short distance away is access to the M5, providing ideal links to Birmingham and Bristol, while a direct line to London Paddington can be located at Gloucester Station. There are also regular bus services to both Cheltenham and Gloucester.

Material Information
Tenure - Freehold
Council Tax Band C
Gloucester City Council - £2,087.26 per annum (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating with smart thermostat to recognise routines
Broadband speed: Standard 9 Mbps, Superfast 63 Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: Vodafone(Limited), EE(Likely), Three(Limited) and O2(Likely)







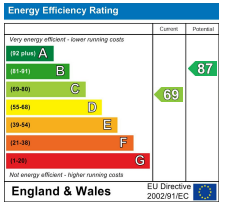
TOTAL FLOOR AREA : 936 sq.ft. (86.9 sq.m.) approx.

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.
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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.



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