



23 Churchdown Lane, Hucclecote GL3 3QH
£550,000



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• Well-presented detached bungalow in a popular residential location • Two en suites plus a modern family bathroom • Large, private rear garden with extensive patio • Ideal for families, downsizers or buyers seeking single-level living with space • Bright and spacious accommodation with modern finishes throughout • Close to local amenities and transport links] • Four well-proportioned bedrooms • Impressive open-plan kitchen/diner with granite worktops • EPC E53 • Tax Band D - Gloucester City Council - £2,348.17 per annum (2026/27)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£550,000

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Accommodation

The welcoming entrance hall features Karndean flooring, solid oak doors to all principal rooms, a radiator, and loft access. The heart of the home is the impressive kitchen /dining room, designed with both everyday living and entertaining in mind. It is fitted with a range of matching wall and base units topped with quartz work surfaces, complemented by an island providing additional storage and breakfast seating. Integrated appliances include a dishwasher, washing machine, fridge freezer, microwave, warming drawer, double oven, along with an induction hob and extractor. Natural light floods the space through a Velux window and uPVC double-glazed aluminium tri-fold doors opening onto the garden. The adjoining living room is equally inviting, benefiting from a stylish media wall featuring an

integrated TV and a built-in electric fire with a lifelike flame effect and independent heating. Further aluminium tri-fold doors to the rear garden, spot lighting, and a radiator, creating a seamless indoor-outdoor connection.

The master bedroom enjoys a double-glazed bay window to the front, a radiator, a dressing table, a fitted double wardrobe and a stylish en suite featuring a tiled shower enclosure, wash hand basin with vanity unit, low-level WC, heated towel rail, extractor fan, and Karndean flooring. Bedroom three also overlooks the front aspect, while bedroom two benefits from a side-aspect window, a double fitted wardrobe, a dressing table, and its own en suite with a shower enclosure, vanity unit, low-level WC, heated towel rail, and Karndean flooring. The fourth bedroom features a side-aspect window, built-in wardrobe,



and radiator. The family bathroom is fitted with a bath, separate shower enclosure with tiled surround, low-level WC, heated towel rail, tiled flooring and an airing cupboard housing the Ideal combi boiler.

Outside

The property is set back behind a smart, low-maintenance frontage enclosed by contemporary fencing, creating a neat and welcoming first impression. A paved front terrace provides an attractive approach to the front door, complemented by gravel borders and potted planting. A generous driveway to the side offers off-road parking and leads to the rear of the property.

The beautifully presented and generously sized rear garden is designed for both relaxation and entertaining. Immediately to the rear of the house is an extensive paved patio area, providing ample space for outdoor furniture and al fresco dining, with a seamless flow from the house via glazed doors. Beyond, the garden opens out to a large, well-maintained lawn, offering an excellent space for children to play or for keen gardeners to enjoy. The garden is fully enclosed with timber fencing, creating a private and secure setting, while established planting to the boundaries adds greenery and structure.

Garage

18'7" x 8'11" (5.67 x 2.72)

Up and over door providing vehicular access. Power and lighting. Side door to the outside patio.

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 Junior School 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: D

Local authority and rates: Gloucester City Council - £2,348.17 per annum (2026/27)

Electricity supply: Mains

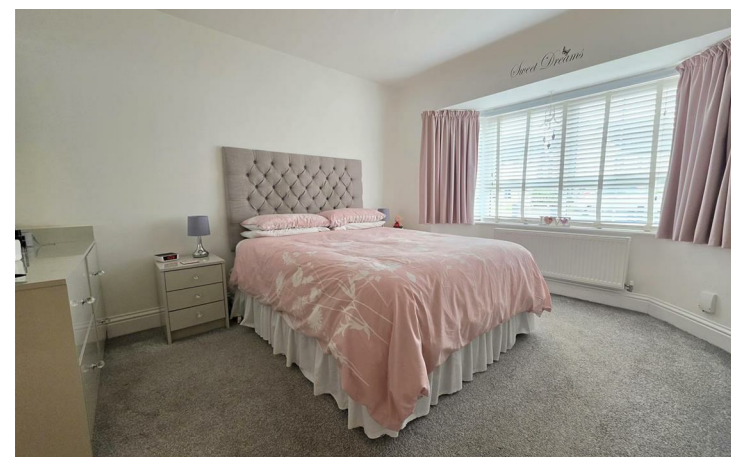
Water supply: Mains

Sewerage: Mains

Heating: Gas central heating.

Broadband speed: Standard 18 Mbps, Superfast 73 Mbps and Ultrafast 1000 Mbps

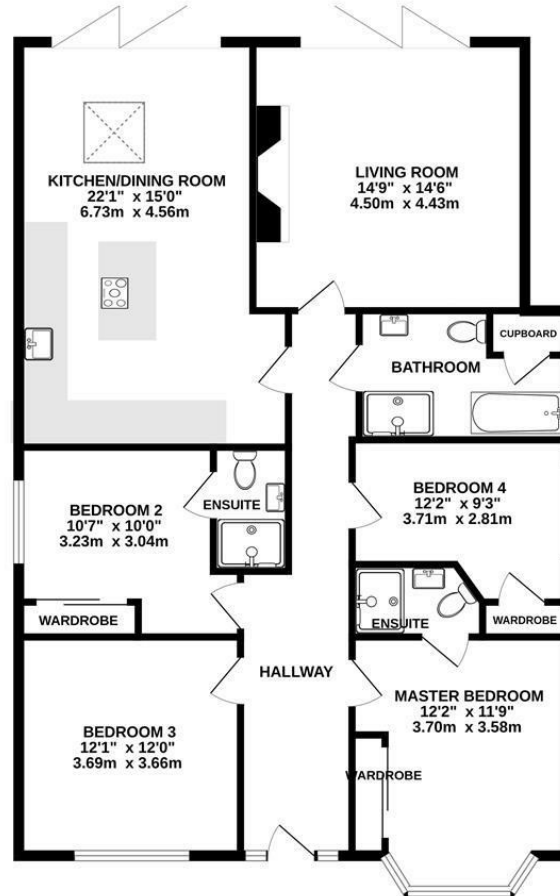
Mobile phone coverage: Vodafone



(likely), O2 (likely), EE (likely), and Three (likely).



GROUND FLOOR
1290 sq.ft. (119.8 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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