



18 Fircroft Close, Hucclecote, Gloucester, GL3 3DW

£435,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Positioned at the end of a quiet cul-de-sac in Hucclecote, this beautifully presented detached family home offers an excellent blend of space, natural light and thoughtful design—ideal for modern living.

The ground floor accommodation includes a useful WC and a separate sitting room, providing a comfortable retreat away from the main living areas. To the rear, the property truly shines with a superb extended kitchen/dining room, bathed in natural light and perfectly suited for both everyday family life and entertaining. The space features a stunning central island, generous storage throughout and bi-fold doors opening onto the garden, creating a seamless connection between indoor and outdoor living.

Further enhancing the practicality of the home is a separate utility room, offering additional storage, internal access to the garage, and convenient side access—perfect for busy households.

Upstairs, the first floor offers four well-proportioned bedrooms, comprising two doubles and two generous single rooms, all served by a four-piece family bathroom. The master bedroom is of particularly generous size and provides excellent scope for additional storage solutions.

Externally, the property benefits from ample off-road parking and enjoys a peaceful residential setting while remaining well placed for local amenities, schools and transport links.

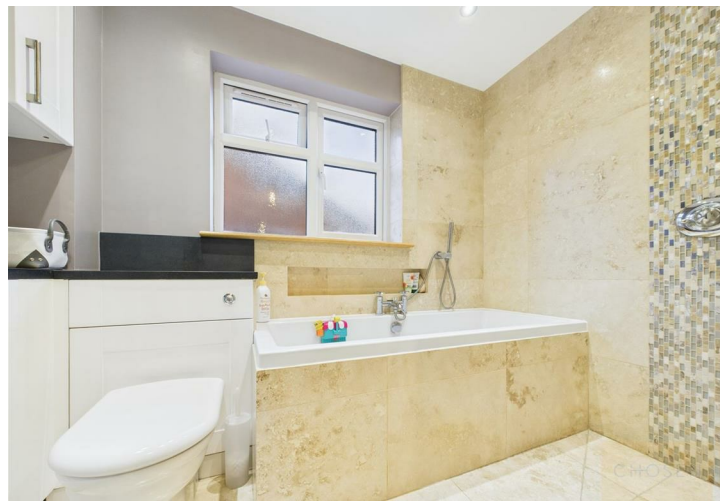
Agents Note
Freehold
EPC Rating: C71
Gloucester Council Band: D
Mains Gas, Electric and Water are connected.

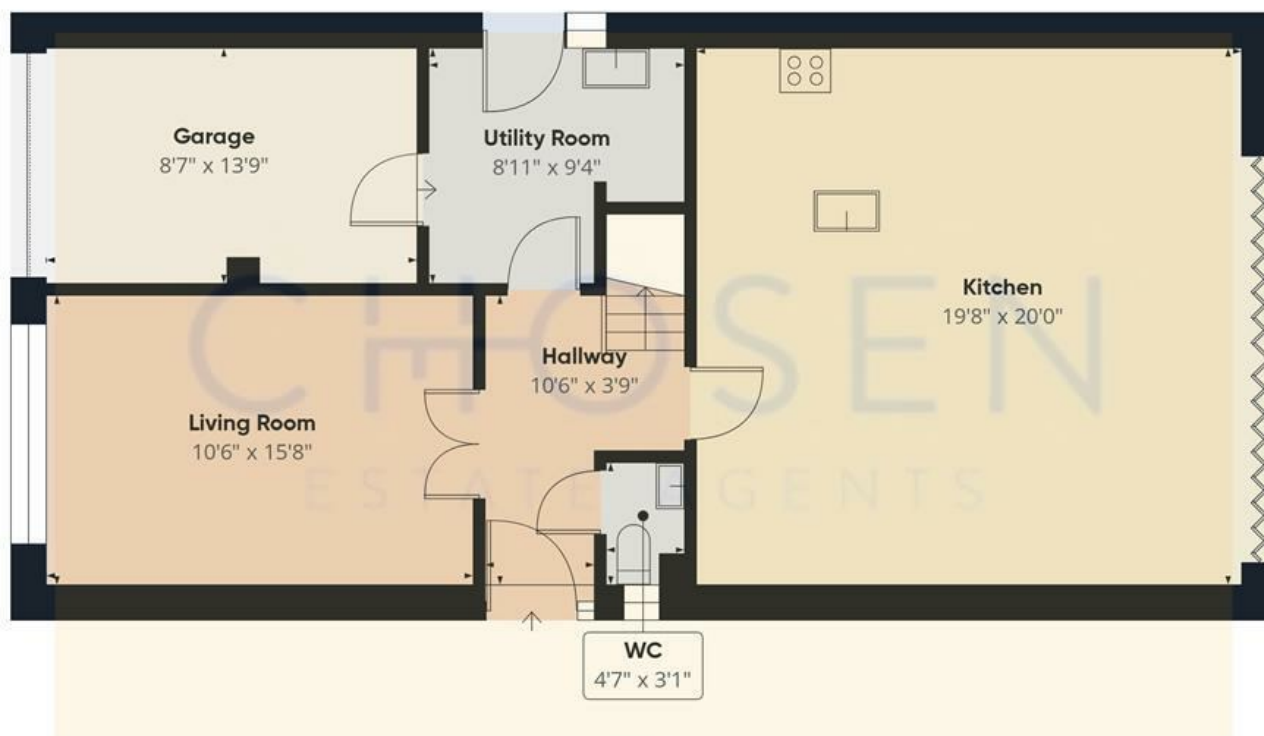
Flood Risk:
Rivers & Seas - Very Low.
Surface Water - Very Low.

- Detached Family Home
- Stunning Kitchen/Dining/Living Space
- Charming Separate Sitting Room
- Practical Utility Room
- Cul-De-Sac Location
- Ample Off-Road Parking And Integral Garage
- EPC Rating - C71
- Council Tax Band - D

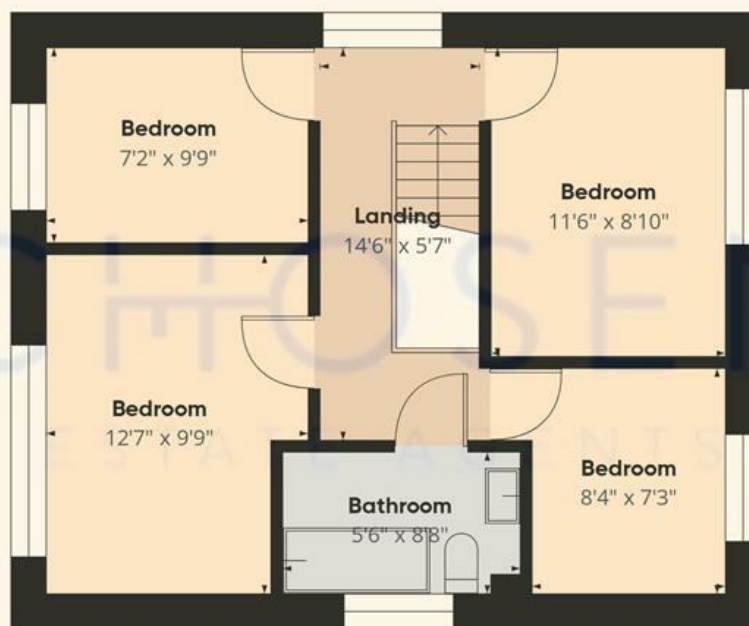
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Approximate total area⁽¹⁾
1315 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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