34 Bircher Way, Hucclecote, Gloucester, GL3 3QL

£435,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This impressive four-bedroom detached home is situated within the popular residential area of Hucclecote and offers spacious, beautifully presented accommodation ideal for modern family living.

The ground floor is centred around a fantastic open-plan kitchen and dining space, creating a superb social hub for the home. The contemporary kitchen features an extensive range of units, generous worktop space and a substantial central island providing additional preparation space and informal seating. There is ample room for a large dining table, while French doors provide direct access into the rear garden and allow plenty of natural light to flow through the room.

A separate living room provides a comfortable space to relax and benefits from an attractive bay window to the front. Completing the ground floor is a welcoming entrance hallway, useful storage and a particularly spacious downstairs WC.

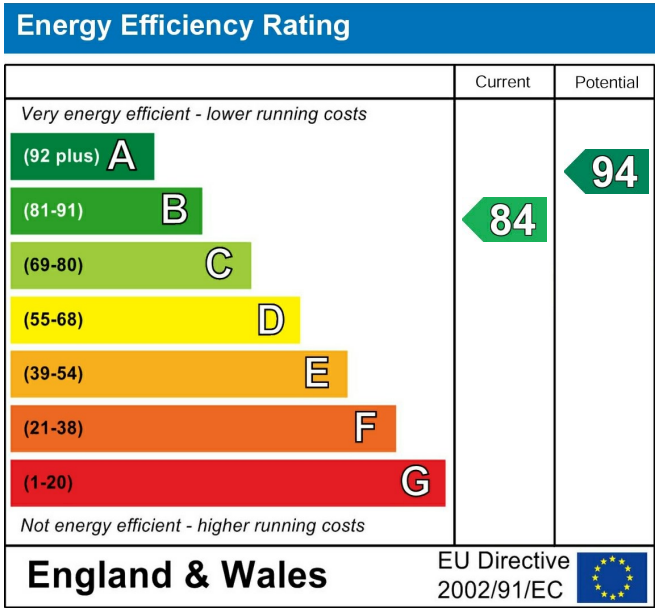
Upstairs, the property offers four well-proportioned bedrooms, including three generous double rooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the rear garden has been designed to offer a combination of patio seating and lawn, creating an excellent space for entertaining and family use while remaining relatively easy to maintain.

A particular highlight is the detached garage, which has been cleverly divided to retain useful storage space while also providing a separate home office – ideal for those working remotely or requiring a dedicated workspace away from the main house. A driveway provides off-road parking alongside the property.

Well presented throughout, with excellent living space, four bedrooms, a home office and no onward chain, this is a fantastic family home in a sought-after Hucclecote location.

- Four Bedroom Detached Family Home
- Stunning Kitchen/Diner With Double Doors To The Garden.
- Expansive Living Room, Ideal For Entertaining.
- Two Modern Bathrooms And A Ground Floor WC.
- Enclosed Rear Garden, Driveway And Garage
- Prime Location In Hucclecote With Excellent Transport Links.
- Council Tax Band: E
- EPC Rating: B84



Agents Note.
Freehold
EPC Rating: B84
Gloucester City Council Band: E
Mains Gas, Electric and Water are connected.

Flood Risk:
Rivers & Seas No Risk
Surface Water Very Low
Standard 16 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Annual charge to Pinnacle Property Management of £266

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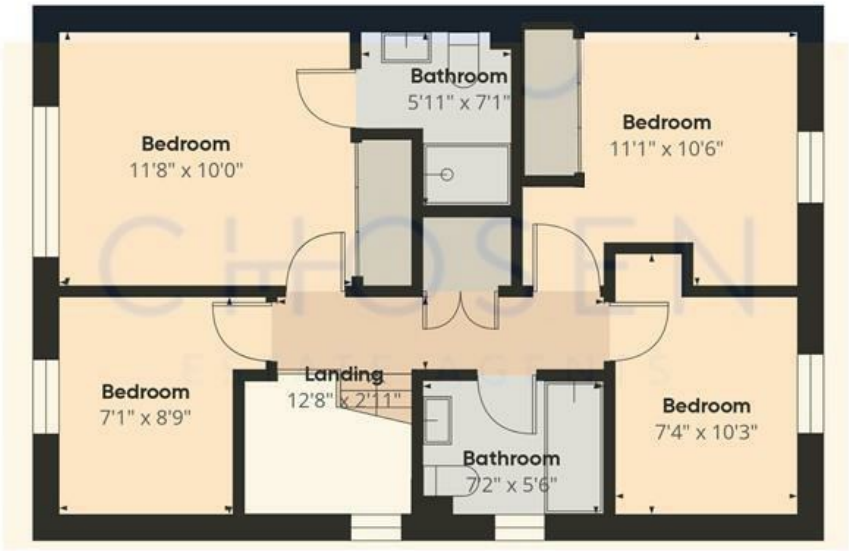
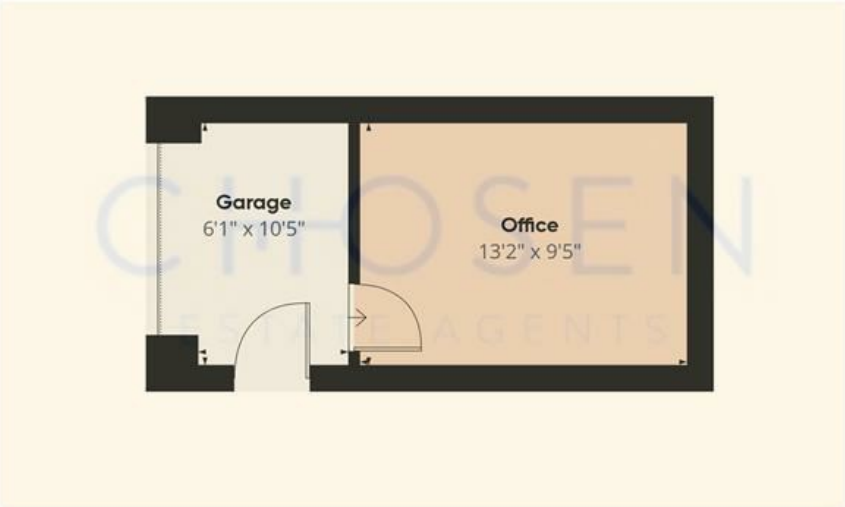
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1277.14 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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