3 Huntsman Drive, Brockworth GL3 4WW

£375,000

naylor powell

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• No onward chain • Immaculately presented throughout • Detached garage • En-suite to master bedroom • Easy access to local amenities • Kitchen/diner • Ample off road parking • 6 years remaining on NHBC warranty • Tewkesbury City Council - Tax Band C (£2,000.11 per annum) 2025/2026. • EPC B85

£375,000

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Entrance Hall
Stepping into the property, the hallway provides access to the living room and stairs which lead to the first floor.

Living Room
The living room is a generous size with a window to the front aspect.

Kitchen Dining Room
Ample storage in a range of floor and eye level units accompanied by integrated appliances to include a double electric oven, fridge freezer, washing machine and four ring gas hob with extractor over. French doors to outside and understairs storage cupboard.

WC
WC and wash hand basin.

Landing
Grants access to three bedrooms and a family bathroom.

Second Bedroom
Double bedroom with window to the front aspect.

Third Bedroom
Window to the rear aspect overlooking the back garden.

Fourth bedroom
Window to the rear aspect overlooking the back garden.

Bathroom
Stylish tiled bathroom suite comprising WC, wash hand basin and bath with shower over.

Master Bedroom
Positioned on the third floor the master bedroom is an exceptional size and benefits from ample natural light from both a window to the front aspect and a Velux.

En-suite
Stylish en-suite comprising WC, wash hand basin and double width walk-in shower enclosure. Skylight.

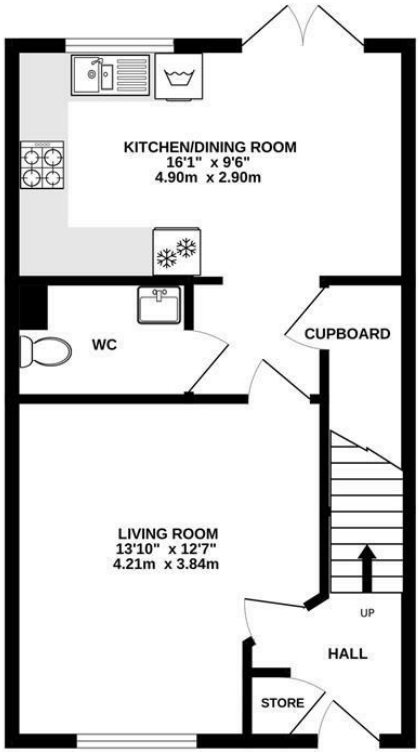
Outside
To the front, the property benefits from a driveway providing parking for multiple vehicles. Accessed via the side gate, the back garden is a great size and benefits from being a combination of lawned and patio areas.

Garage
19'4" x 10'2" (5.90 x 3.12)
Power and light, up and over door to the front elevation.

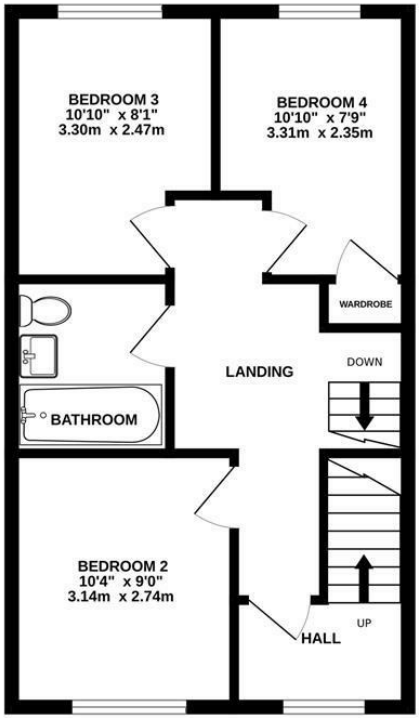
Location
Situated within the Gloucester suburb of Brockworth approximately 6 miles from the City Centre, with various levels of schooling, local amenities and travel links. Brockworth is conveniently located between Gloucester and Cheltenham and enjoys a range of local amenities within Brockworth business park including; Tescos supermarket, pub, and a variety of other eateries such as Costa, Subway, Greggs, and Dominoes. Junction 11A of the M5 motorway is within easy access as well as Gloucester train station which is situated within 4.9 miles away.

Material Information
Tenure: Freehold.
Local Authority and Rates: Tewkesbury City Council - Tax Band C (£2,000.11 per annum) 2025/2026.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Basic 7 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.

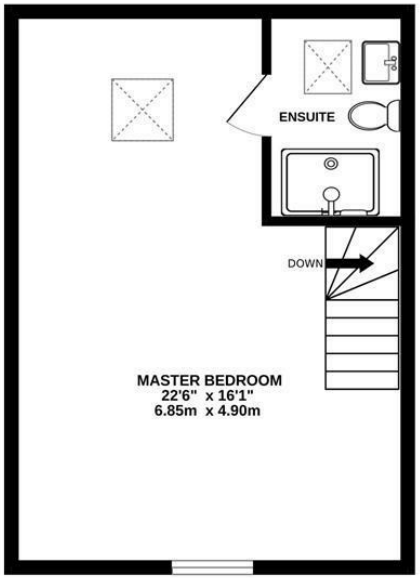
GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 1260 sq.ft. (117.1 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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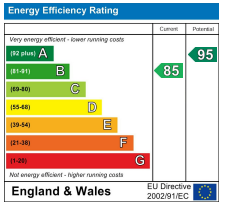
Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.



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