



34 Colerne Drive, Hucclecote  
£440,000

**Farr & Farr** Sales & Lettings

# 34 Colerne Drive

Hucclecote, Gloucester

This stunning semi-detached property in the popular Colerne Drive offers the perfect opportunity to own a modern and spacious family home following a full and extensive renovation. The front door opens into a generous hallway giving access to modern glazed staircase, WC, full height cloakroom storage, Study and through-fare to the open plan ground floor accommodation.

This well-designed ground floor features a study, which could also be used as an occasional bedroom, a utility room, breakfast/dining area, lounge with feature wall and fully fitted extensive kitchen.

Stairs lead to the first floor landing with a full height shelved linen/storage cupboard, two double bedrooms and a modern family bathroom. To the rear of this first floor is an exquisite master suite benefiting from a walk-in wardrobe and en-suite shower room.

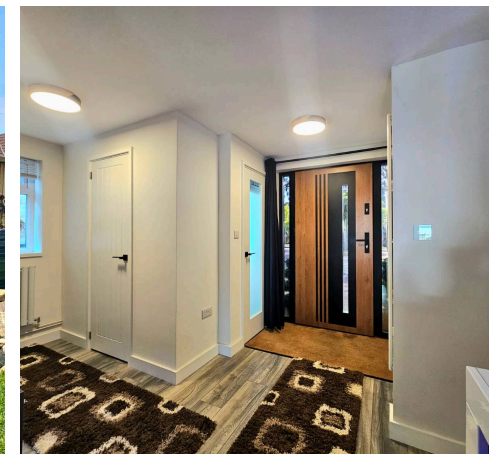
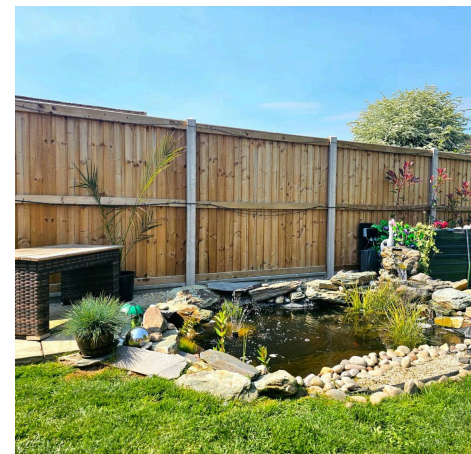
This property also includes an impressively large garden which has been beautifully landscaped, housing a variety of seating areas and outdoor storage. A garage/workshop, complete with car port can be accessed from the side and front of the house and there is ample off-road parking available on the private driveway.

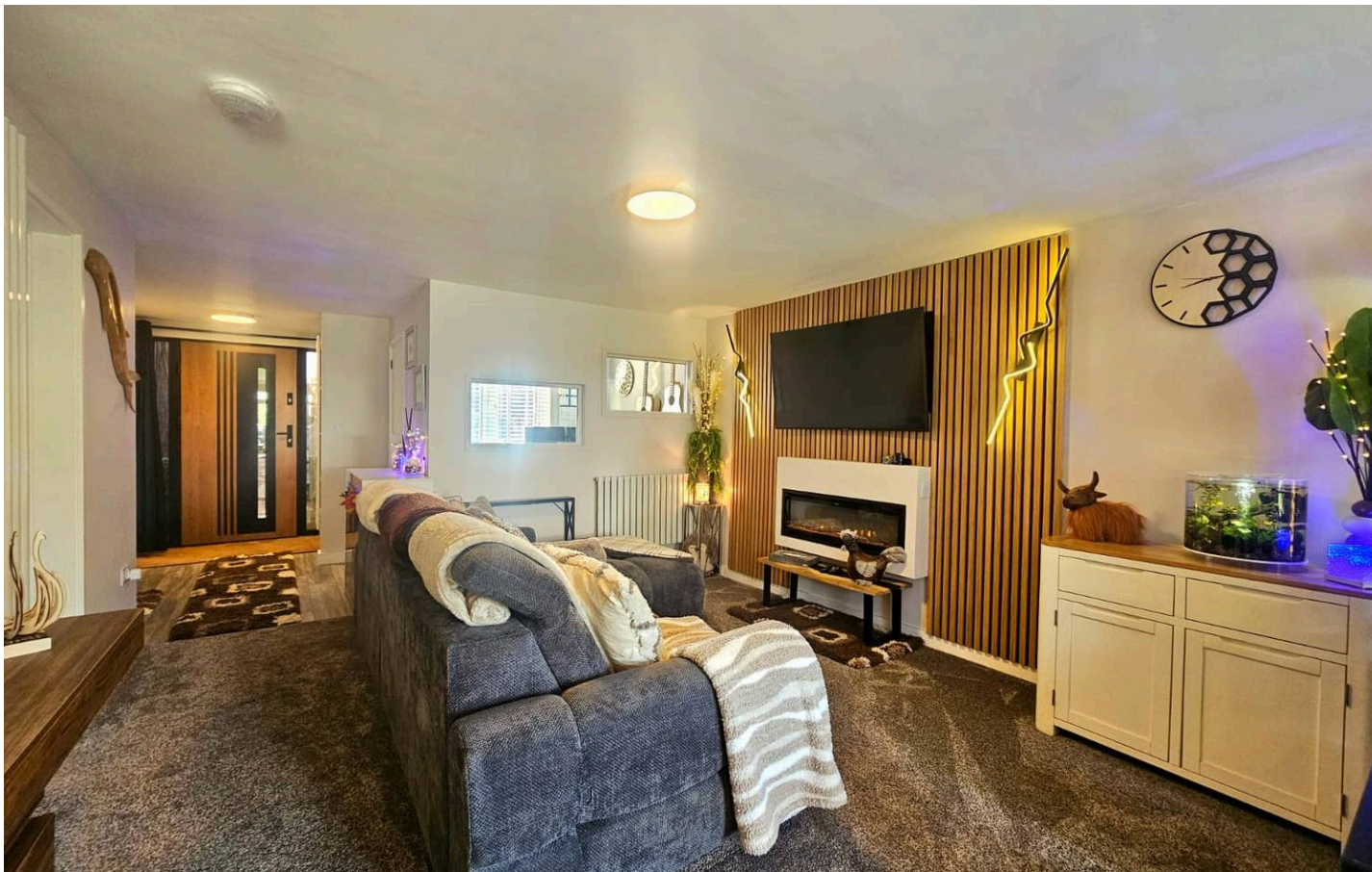
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





### Entrance Hall

Spacious entrance hall giving access to stairs and all ground floor areas. Composite glazed front door with sidelights. Full height Cloaks cupboard with shelving. Double glazed window to side. Laminate flooring.

### Cloakroom

2' 11" x 6' 1" (0.89m x 1.85m)  
Frosted double glazed window to front. WC. Vanity Unit with Basin and storage. Mixer tap. Heated towel rail. Vinyl flooring. Glazed privacy door with blind into Hallway.

### Study

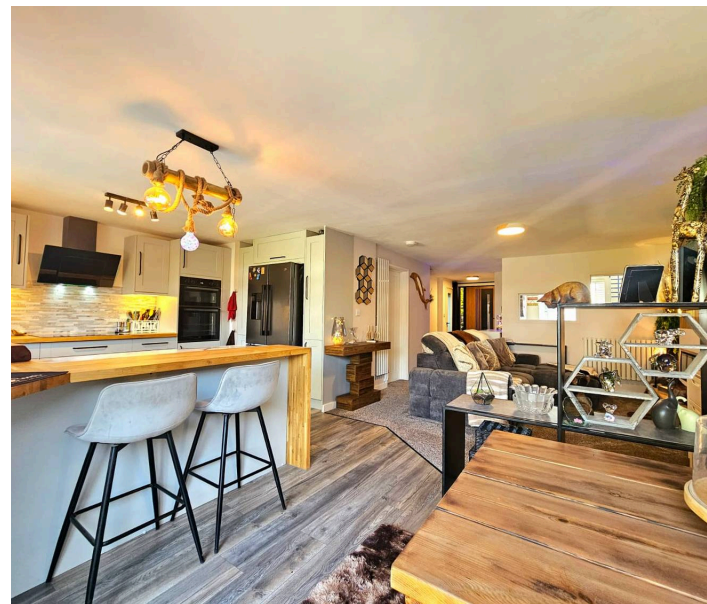
5' 11" x 7' 2" (1.81m x 2.18m)  
Double glazed window to front. Carpet. Radiator. Could be used as an occasional bedroom. Incoming Broadband supply.

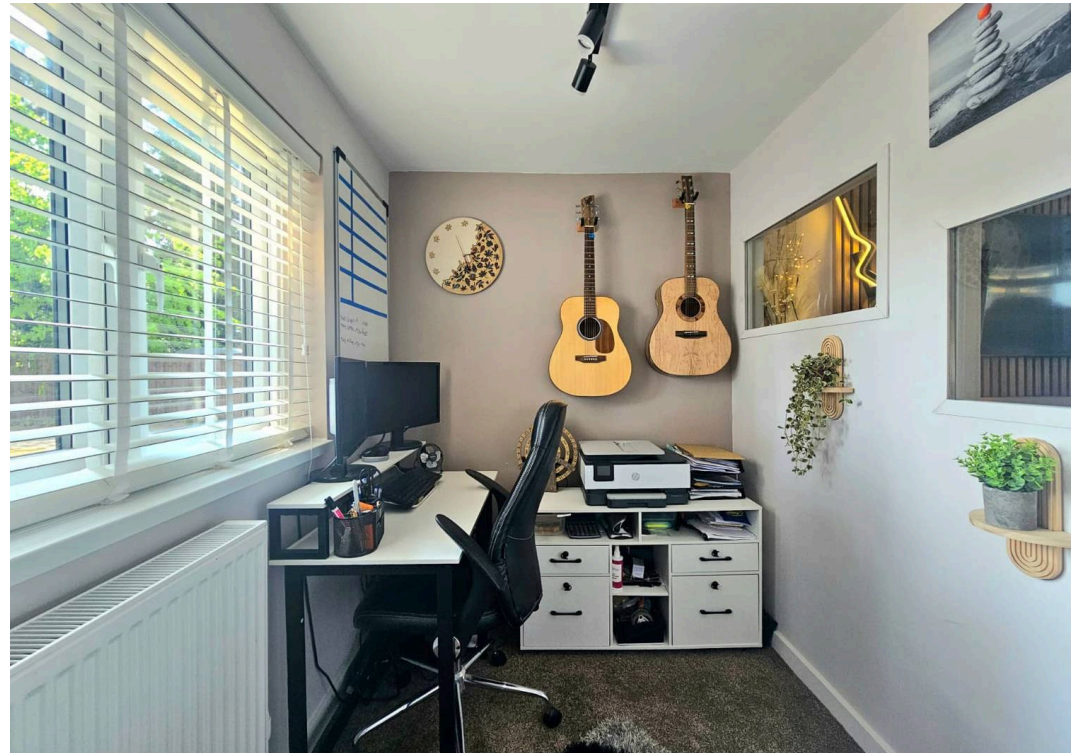
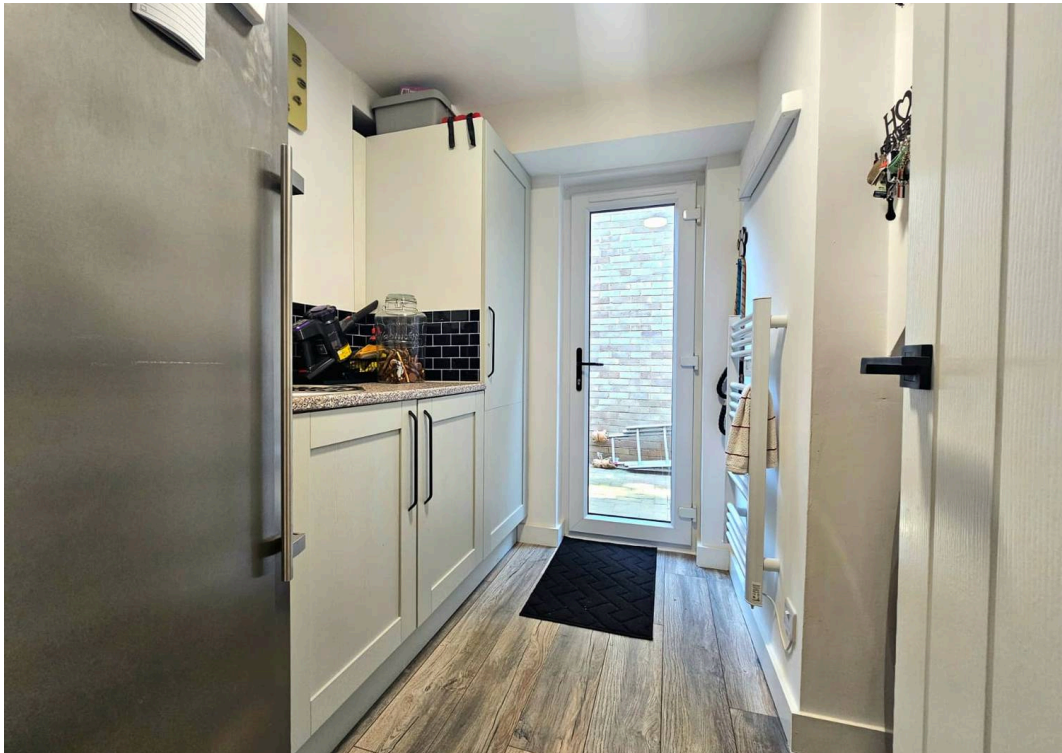
### Living Room

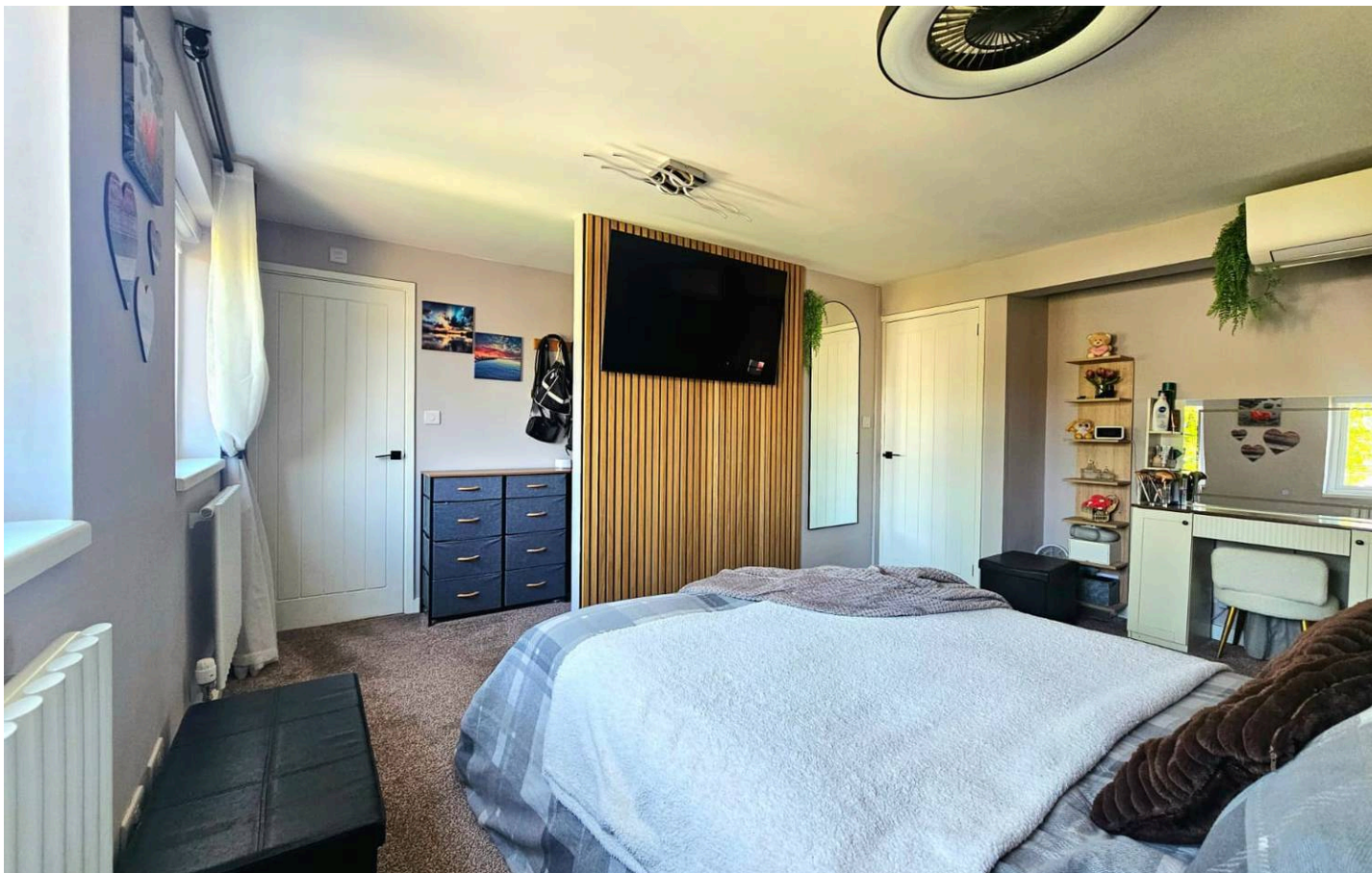
13' 5" x 12' 3" (4.08m x 3.73m)  
Opening plan living room. Stunning feature wall with built-in modern electric fireplace. Two designer radiators. Built-in bespoke shelving unit segregating Lounge & Dining Area. Carpet.

### Kitchen / Breakfast / Dining Area

12' 4" x 20' 3" (3.75m x 6.17m)  
A beautiful fully fitted kitchen with an excellent range of wall, base and drawer units. Solid wood worktop, complimented with a waterfall marble composite worktop to breakfast bar area. Double sink with draining board and mixer tap. Integrated dishwasher, fitted double oven with grill, 5-ring electric glass hob with extractor hood. Double glazed window to rear. Designer radiator to dining area. Laminate flooring. French doors leading to patio.







#### Utility Room

8' 8" x 8' 0" (2.63m x 2.44m)

A fully equipped utility room with single sink, draining board and modern mixer tap. Under sink storage cupboard with laminate worktop over. Plumbing for washing machine and additional power and space for tumble dryer (both with laminate worktop over). Full length storage cupboard housing gas Combi boiler. Full glass double glazed UPVC door to side. Electric towel rail, extractor fan, laminate flooring.

#### First Floor Landing

Frosted double glazed window to side. Full length shelved linen storage cupboard with light. Access to loft via hatch. Carpet.

#### Bedroom One

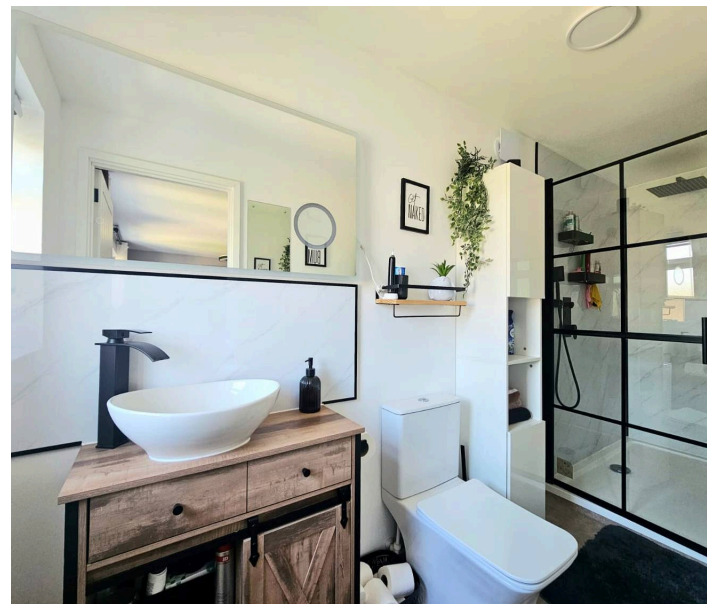
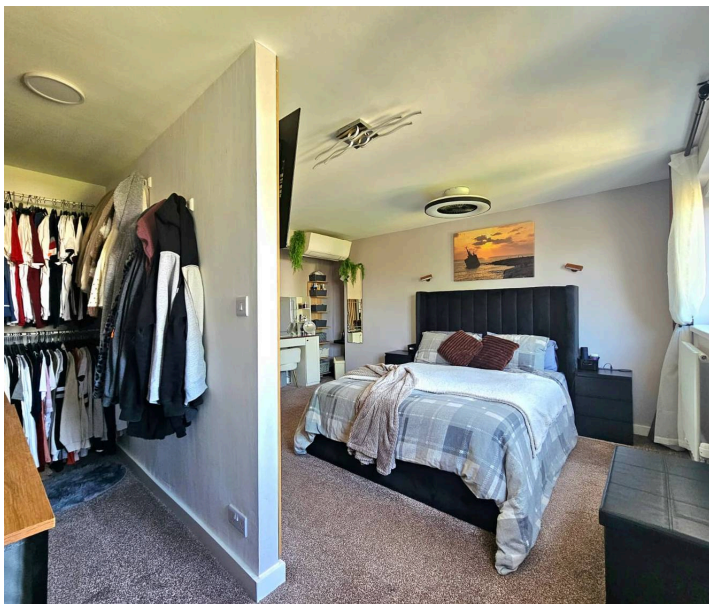
15' 0" x 13' 10" (4.58m x 4.21m)

Stunning master suite with two double glazed windows overlooking the rear garden. Two designer radiators. Wall mounted air conditioning unit. Walk-in wardrobe with fitted shelving and clothes rail. Carpet. Door to en-suite.

#### En Suite

12' 10" x 3' 11" (3.92m x 1.20m)

Modern en-suite shower room to master bedroom. WC. Vanity unit with basin and storage. Modern mixer tap. Enclosed shower cubicle with electronic shower control panel, fixed drench head and separate hand-held shower wand. Fitted bathroom mirror with integrated shaver socket, LED lighting, anti-mist and time/temp display. Electric heated towel rail. Extractor fan. Vinyl flooring. Frosted double glazed window.





### Bedroom Two

12' 4" x 8' 2" (3.75m x 2.49m)

Large double bedroom. Double glazed window to front. Carpet. Radiator.

### Bedroom Three

7' 10" x 10' 11" (2.39m x 3.33m)

Large double bedroom. Double glazed window to front. Carpet. Radiator.

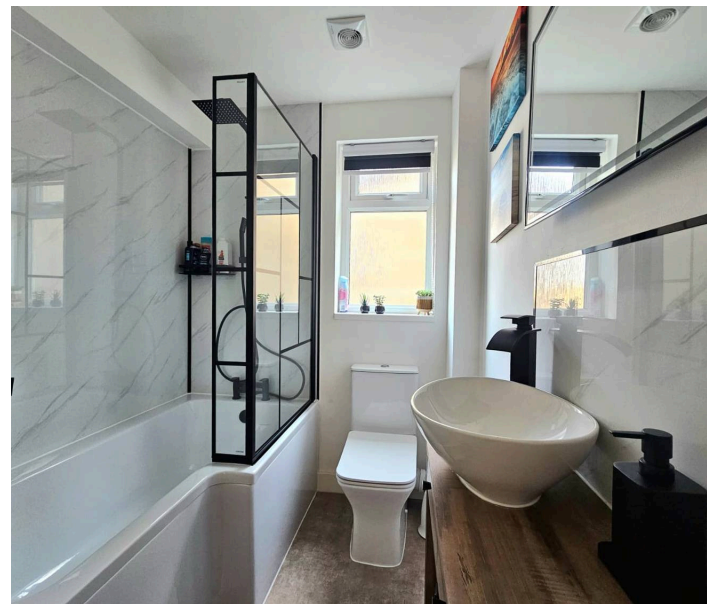
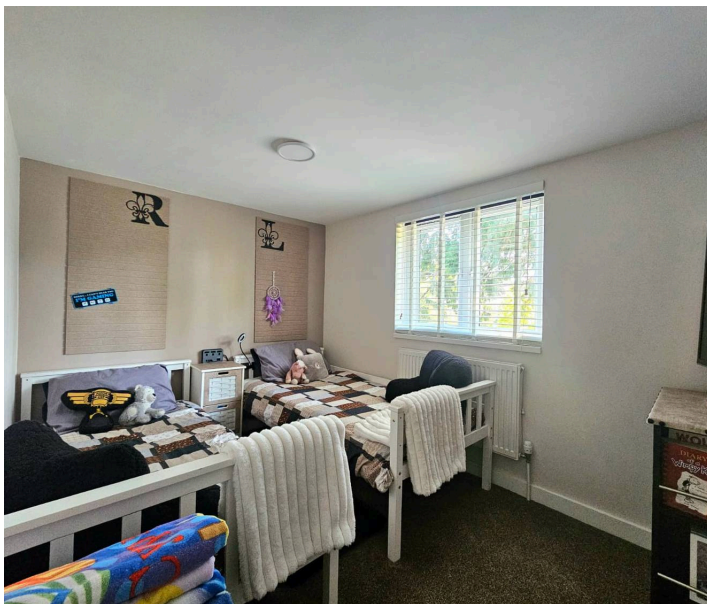
### Bathroom

5' 8" x 7' 9" (1.73m x 2.36m)

Modern bathroom suite comprising WC, Vanity unit with basin and storage. Modern mixer tap. Fitted bathroom mirror with integrated shaver socket & LED lighting. Bath with shower over including drench head and separate hand-held shower wand and fixed glazed glass bath screen. Frosted double glazed window to side. Electric heated towel rail. Extractor fan. Vinyl flooring.

### Garage

Up and over door to front of garage with double glazed french doors and additional windows to garden. Lighting and power from individual fuseboard. Currently used as a workshop showing versatility.



## REAR GARDEN

A beautifully landscaped and surprisingly large rear garden. Mostly laid to lawn with dedicated areas of patio and seating. A large garden shed to the top right corner and an additional outbuilding at the rear of the garage/workshop (currently used for storage) but easily used for outside entertaining, office, gym, etc. There is also a pond, raised garden beds, fruit trees, shrubs, plants and flowers, several electrical points around the garden as well as outside taps. A car port provides a protected seating area to the side of the property and has many uses due to the versatility of this great outdoor space. The car port and garden can be accessed via the side of the house through the double gates to the driveway.

## FRONT GARDEN

Modern front garden laid to stone. Selection of raised flowerbeds containing variety of plants for easy maintenance. Highly impressive tree. Additional parking if required. Outside tap.

## DRIVEWAY

4 Parking Spaces

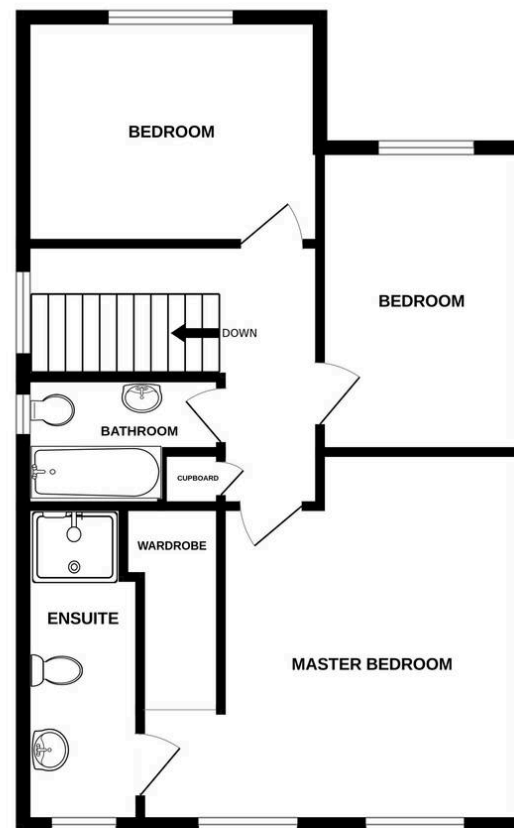
Driveway parking for multiple cars.



GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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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