



1a Churchdown Lane, Hucclecote - GL3 3QH  
£595,000



# 1a Churchdown Lane

Hucclecote, Gloucester

This highly impressive and deceptively spacious detached property is presented in immaculate condition and is well positioned within Hucclecote.

A driveway leads to the front door and into a large entrance hall with storage. To the front of the property sits a spacious living room which opens into a study area. To the rear sits the impressive kitchen / dining room with views out to the rear garden. A utility room and cloakroom also serve the ground floor.

Stairs lead to the generous first floor landing with six bedrooms and family bathroom. Two of the double bedrooms feature an en suite.

A very pleasant rear garden and driveway to the front complete this property.

Churchdown Lane is well located within Hucclecote and benefits from a range of local amenities and easy access to the M5 motorway.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





### Front External

Driveway parking laid to tarmac. Shrub borders.

### Porch

Dimensions: 5' 3" x 6' 8" (1.59m x 2.02m). Upvc front door. Tiled flooring. Radiator.

### Entrance Hall

Dimensions: 18' 10" x 6' 8" (5.74m x 2.02m). Door with frosted glass. Two frosted double glazed windows to side. Fitted mirrored cupboards. Tiled floor. Radiator.

### Internal Hallway

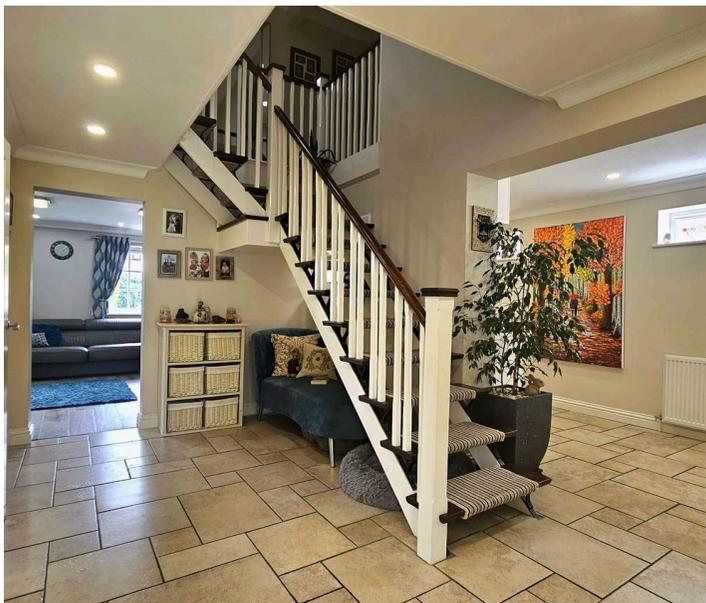
Dimensions: 14' 4" x 8' 7" (4.37m x 2.62m). Stairs to first floor landing. Tiled floor. Radiator.

### Living Room

Dimensions: 12' 9" x 18' 10" (3.88m x 5.75m). Two double glazed windows to front. Laminate flooring. Radiator.

### Kitchen / Dining Room

Dimensions: 17' 5" x 18' 6" (5.32m x 5.64m). Highly impressive kitchen with two double glazed windows and French doors to the rear garden. Three skylights. Wooden kitchen with a large range of wall, base and drawer units. Laminate worktop. Double stainless steel sink with draining board and mixer tap. Fitted double oven. Fitted five ring gas hob with extractor hood. Fitted dishwasher. Fitted fridge. Tiled flooring. Two radiators.



### Study

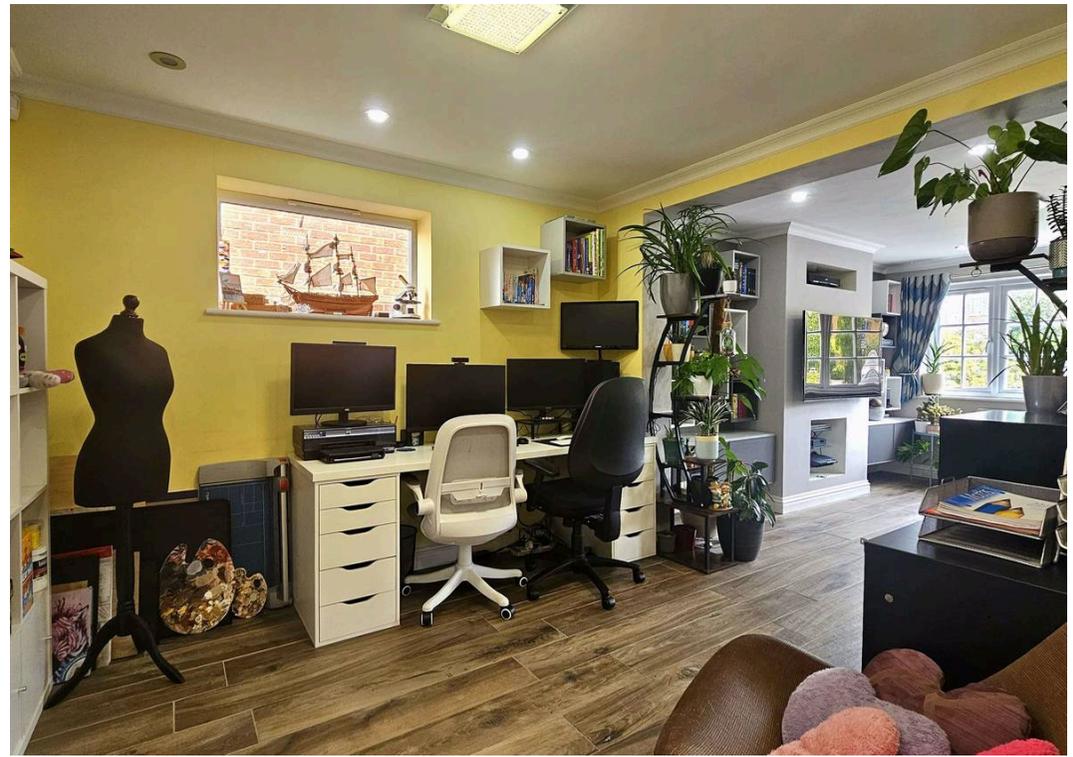
Dimensions: 11' 9" x 9' 10" (3.57m x 2.99m). Double glazed window to side. Laminate flooring. Radiator.

### Cloakroom

Dimensions: 2' 9" x 4' 11" (0.85m x 1.51m). WC. Basin. Part tiled walls. Tiled floor.

### Utility Room

Dimensions: 7' 5" x 7' 10" (2.26m x 2.38m). Double glazed Upvc door to garden. Wall and base units with laminate worktop. Basin. Carpet. Radiator.





### Internal Storage

Dimensions: 6' 2" x 7' 10" (1.89m x 2.38m). Gas combi boiler. Carpet.

### First Floor Landing

Dimensions: 13' 9" x 12' 1" (4.18m x 3.68m). Access to loft via hatch. Sky lights. Carpet. Radiator.

### Bedroom One

Dimensions: 15' 1" x 9' 11" (4.59m x 3.02m). Large double glazed window to rear. Carpet. Radiator.

### En Suite

Dimensions: 3' 11" x 7' 1" (1.19m x 2.17m). Modern bathroom suite comprising WC, basin with cupboard and enclosed shower. Tiled walls and floor. Extractor fan.

### Bedroom Two

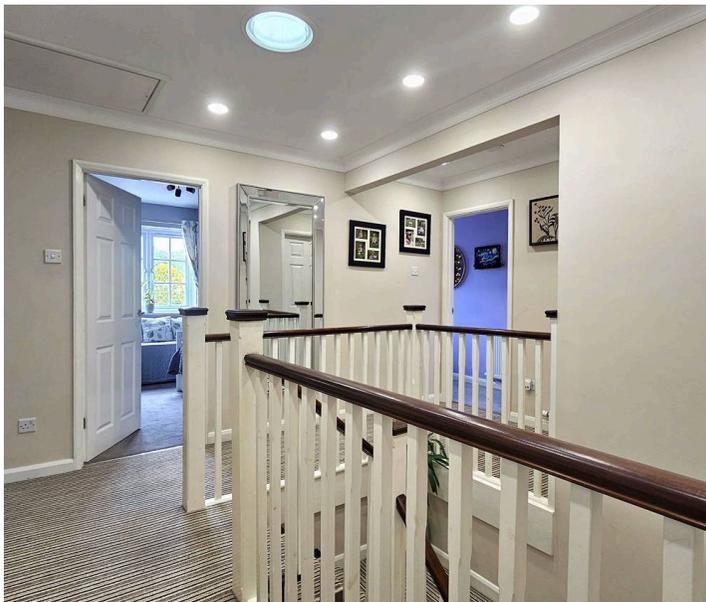
Dimensions: 12' 11" x 12' 4" (3.94m x 3.76m). Double glazed window to front. Carpet. Radiator.

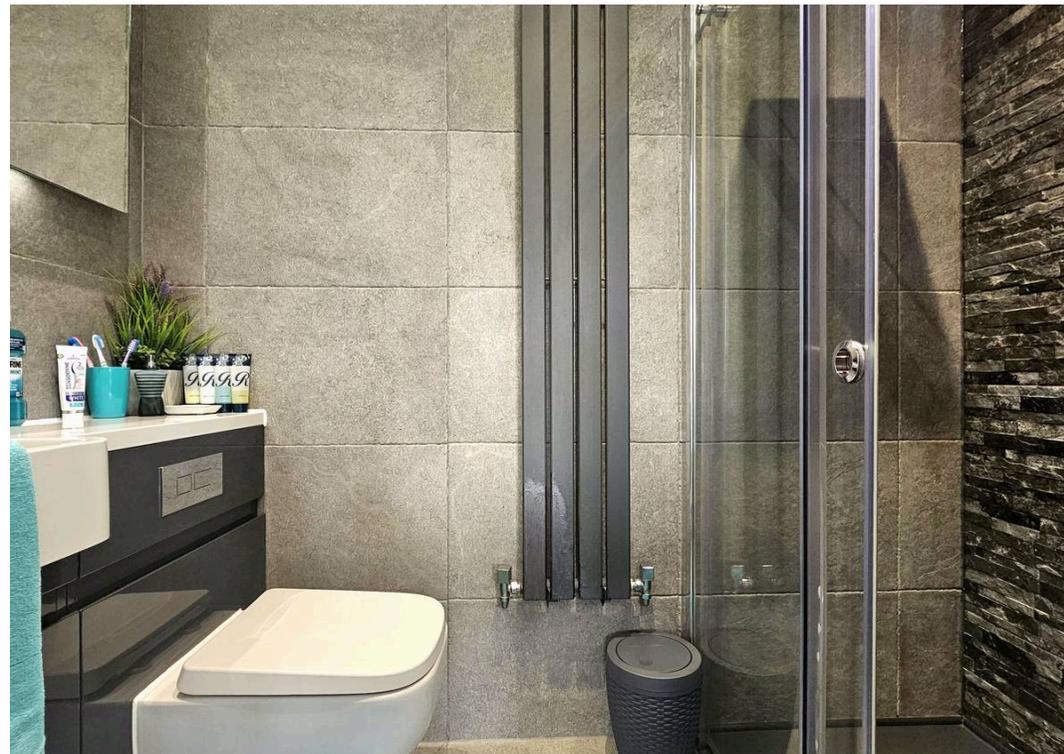
### En Suite

Dimensions: 4' 7" x 5' 8" (1.39m x 1.72m). WC. Basin with cupboard. Enclosed shower. Heated towel rail. Part tiled walls. Tiled floor. Extractor fan.

### Bedroom Three

Dimensions: 12' 3" x 8' 8" (3.73m x 2.64m) Double glazed window to rear. Carpet. Radiator. Bedroom Four 10' 3" x 6' 9" (3.13m x 2.05m) Double glazed window to rear. Carpet. Radiator. Fitted wardrobe. Bedroom Five 11' 7" x 6' 8" (3.53m x 2.03m) Double glazed window to front. Carpet. Radiator. Fitted wardrobe. Bedroom Six 9' 11" x 6' 10" (3.03m x 2.08m) Double glazed window to front. Carpet. Radiator. Bathroom 6' 2" x 9' 9" (1.87m x 2.97m) Double glazed frosted window to side. WC. Double basin with drawers. Bath with shower over. Heated towel rail. Tiled walls and floor. Extractor fan.







#### Bedroom Four

Dimensions: 10' 3" x 6' 9" (3.13m x 2.05m) Double glazed window to rear. Carpet. Radiator. Fitted wardrobe. Bedroom Five 11' 7" x 6' 8" (3.53m x 2.03m) Double glazed window to front. Carpet. Radiator. Fitted wardrobe. Bedroom Six 9' 11" x 6' 10" (3.03m x 2.08m) Double glazed window to front. Carpet. Radiator. Bathroom 6' 2" x 9' 9" (1.87m x 2.97m) Double glazed frosted window to side. WC. Double basin with drawers. Bath with shower over. Heated towel rail. Tiled walls and floor. Extractor fan.

#### Bedroom Five

Dimensions: 11' 7" x 6' 8" (3.53m x 2.03m) Double glazed window to front. Carpet. Radiator. Fitted wardrobe.

#### Bedroom Six

Dimensions: 9' 11" x 6' 10" (3.03m x 2.08m) Double glazed window to front. Carpet. Radiator

#### Bathroom

Dimensions: 6' 2" x 9' 9" (1.87m x 2.97m) Double glazed frosted window to side. WC. Double basin with drawers. Bath with shower over. Heated towel rail. Tiled walls and floor. Extractor fan.

#### Rear Garden

Beautifully landscaped rear garden. Westerly facing. Patio. Lawn. Mature borders. Shed. Side access.

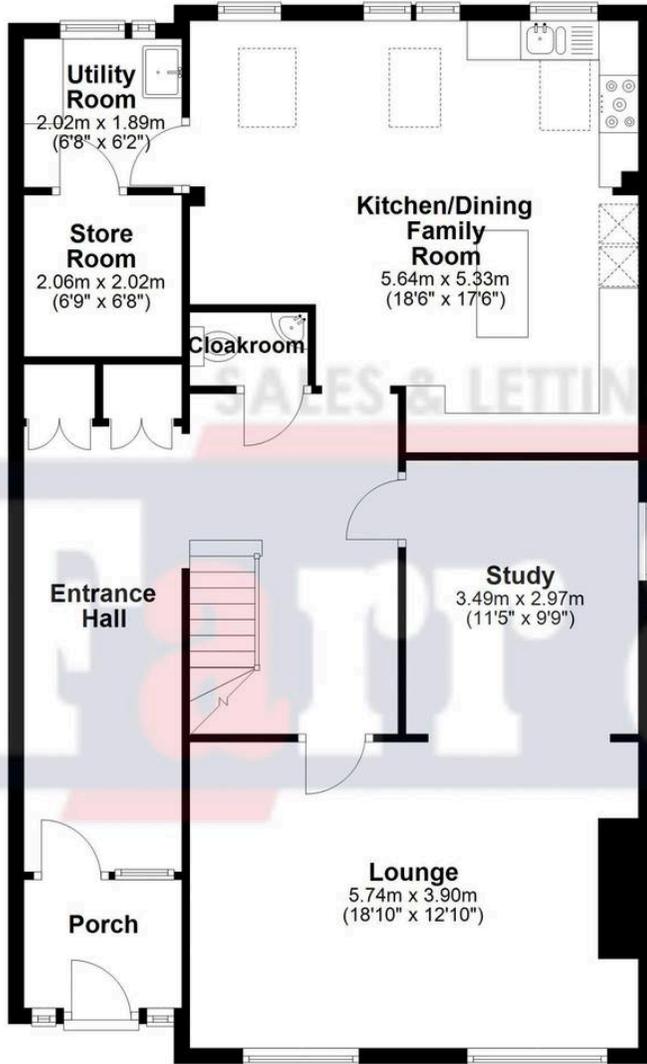






### Ground Floor

Approx. 101.3 sq. metres (1090.0 sq. feet)



### First Floor

Approx. 78.8 sq. metres (848.7 sq. feet)



Total area: approx. 180.1 sq. metres (1938.7 sq. feet)

## Farr and Farr Hucclecote

Farr & Farr, 50 Hucclecote Road - GL3 3RT

01452613355 • hucclecote@farrandfarr.co.uk •

