



## 4 Homecroft Drive

Uckington, Cheltenham, GL51 9SN

**Offers in excess of £955,000**



Murdock & Wasley Estate Agents are delighted to present to the market this exceptional and much-loved family home, perfectly positioned on a generous plot within a private no through road. Offering an abundance of versatile living space, this property is the ideal blend of comfort, style, and practicality.

The home already impresses with its six well-proportioned bedrooms and four bathrooms, while planning permission has also been granted for a wrap-around single-storey extension – providing even greater potential for those seeking additional space.



#### Entrance Hallway

Approached via a UPVC double-glazed front door, the home features two UPVC double-glazed windows to the side and a frosted circular window to the front, allowing natural light to fill the space. The entrance opens onto tiled flooring, leading into a welcoming reception area with a log burner set within a charming brick surround. Recessed downlights create a bright, contemporary feel, while stairs to the first floor are positioned conveniently. The space flows seamlessly into the inner hallway and the open-plan kitchen/dining area.

#### Inner Hallway

Tiled flooring, large storage cupboard, doors leading to cloakroom, study, lounge & utility.

#### Cloakroom

Upvc frosted double glazed window to side, low level wc & vanity wash hand basin, chrome towel rail, partly tiled walls, tiled flooring.

#### Study

Upvc double glazed french doors to rear, radiator, power points, recessed down lights.

#### Lounge

Upvc double glazed french doors to rear, radiator, power points, television point, recessed down lights, coving. Doors leading to conservatory.

#### Open Plan Kitchen/Diner

This stunning open-plan kitchen/dining space is flooded with natural light from UPVC double-glazed windows to the front, French doors to the rear, a side door, and two skylights. The kitchen is fitted with contemporary eye- and base-level units, complemented by durable Dekton Quartz work surfaces and a breakfast bar with additional storage. Appliances include a sink with drainer, electric double oven, induction hob with hood, built-in dishwasher, microwave, and wine fridge, with space available for further appliances if required. Tiled flooring, recessed downlights, and ample power points complete the stylish and functional design. A large walk-in pantry with power, lighting, and tiled flooring provides excellent additional storage, making this kitchen as practical as it is impressive.

#### Utility Room

Upvc double glazed windows to front, door to side, eye & base level units with roll edge work tops, sink/drainer, space & plumbing for washing machine, built in storage, tiled flooring, power points.

#### Conservatory

Upvc double glazed french doors to rear, Upvc double glazed windows throughout, pvc roof, tiled flooring with under floor heating, power points.

#### First Floor Landing

Radiator, recessed down lights, doors to all rooms.

#### Bedroom 1

Upvc double glazed windows to rear, radiator, power points, built in wardrobes. Door to:

#### En-Suite

Upvc double glazed frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

#### Bedroom 2

Upvc double glazed windows to both front & rear, access to loft via hatch, radiator, power points, walk in wardrobe & door to:

#### En-Suite

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail.

#### Bedroom 3

Upvc double glazed windows to rear, radiator, power points.

#### Bedroom 4

Upvc double glazed windows to front, radiator, power points, cupboard housing combination boiler.

#### Bedroom 5

Upvc double glazed windows to front, radiator, power points.

#### Bedroom 6

Upvc double glazed windows to side, radiator, power points.

#### Bathroom

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls.

#### Rear Garden

The beautifully maintained rear garden has been recently transformed, featuring brand-new paving and a generous lawn area. Mature trees add character and privacy, while a cold water tap and gated side access enhance practicality and convenience, making this an ideal space for outdoor entertaining or family life.

#### Double Garage

Up & over doors with power & lighting.

#### Tenure

Freehold.

#### Services

Mains water, gas, electric, drainage & under floor heating.

#### Local Authority

Cheltenham Borough Council- Band G

#### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

#### Agents Note

The property being sold is a family members of the company.



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