



5 Hurcombe Way, Brockworth  
£339,950

**Farr & Farr** Sales & Lettings

# 5 Hurcombe Way

Brockworth, Gloucester

A surprisingly large and very well built semi detached family Home coming onto the market for the first time.

Hurcombe way is a quiet and popular residential road in this highly convenient position on the edge of Brockworth. Good local shopping is close by, excellent schools are within the vicinity and access to Cheltenham, Cirencester and the M5 motorway is only a very short drive.

Number five has been in the same family ownership since new and is coming onto the market for the first time. Internally, the accommodation is surprisingly spacious with all three bedrooms being doubles. There is a well-appointed, modern bathroom. Located on the lower ground floor, the recently fitted kitchen offers a contemporary finish, complemented by a cloakroom and a generously sized lounge-diner. The property benefits from gas heating with a recently installed Worcester boiler and double glazing throughout. Externally, there is a large carport, a detached side garage, and easily maintained south-facing gardens.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





### **Front access**

UPVC double glazed front door with bevelled glass and leaded lights to:

### **Hall**

Turning staircase landing, two radiator's, deep under stairs store cupboard

### **Cloakroom**

level WC. Wash hand basin. Half tile walls. Tiled floor. Extractor fan. Radiator

### **Lounge/Diner**

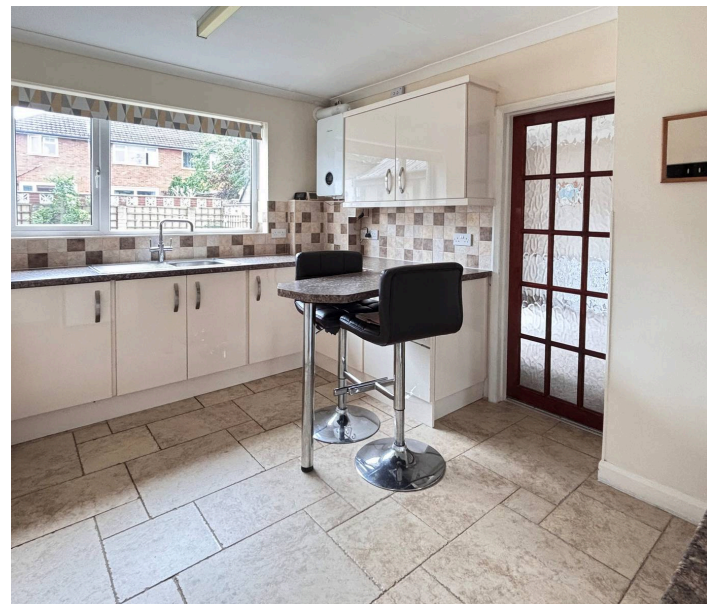
20' 2" x 11' 4" (6.14m x 3.45m)

Double and single radiators. Timber fireplace with marble insets and coal effect gas fire. Large windows to the front and double glazed UPVC double French doors to terrace and garden. Glazed door too.

### **Kitchen/Breakfast room**

12' 9" x 10' 3" (3.89m x 3.12m)

Beautifully and recently refurbished with inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Built-in breakfast bar. Part tiled walls. Tiled floor. Built-in eyelevel double oven with 4 ring gas hob and concealed extractor hood. Built-in dishwasher. Pan drawers. Radiator. Recently installed Worcester gas fire central heating boiler. Window overlooking garden and UPVC double glazed door to carport



### **First floor landing**

Access to loft with retractable ladder. Large over stairs shelved store cupboard.



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### Bedroom One

12' 10" x 11' 8" (3.90m x 3.56m)

Radiators. TV point.

### Bedroom Two

12' 2" x 11' 9" (3.71m x 3.59m)

Radiator

### Bedroom Three

10' 3" x 8' 11" (3.13m x 2.72m)

Radiator. TV point.

### Bathroom

White suite of panel bath with stainless steel shower and glazed screen. Pedestal wash hand basin. Low-level WC. Fully tiled walls. Tiled floor. Vertical heated towel rail/radiator. Recessed medicine cabinet.



### Front Garden

Good area of brick paving drive with parking for 2/3 cars and lawns.

### Garden

South backing with paved terrace and lawns with walls surrounding with trellising. Fruit tree.

### Garage

Single Garage

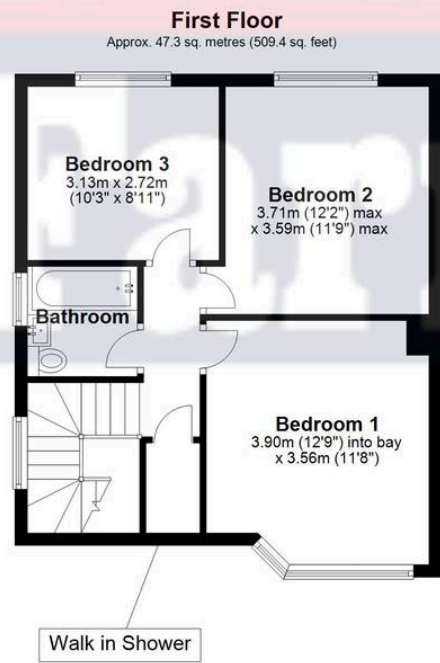
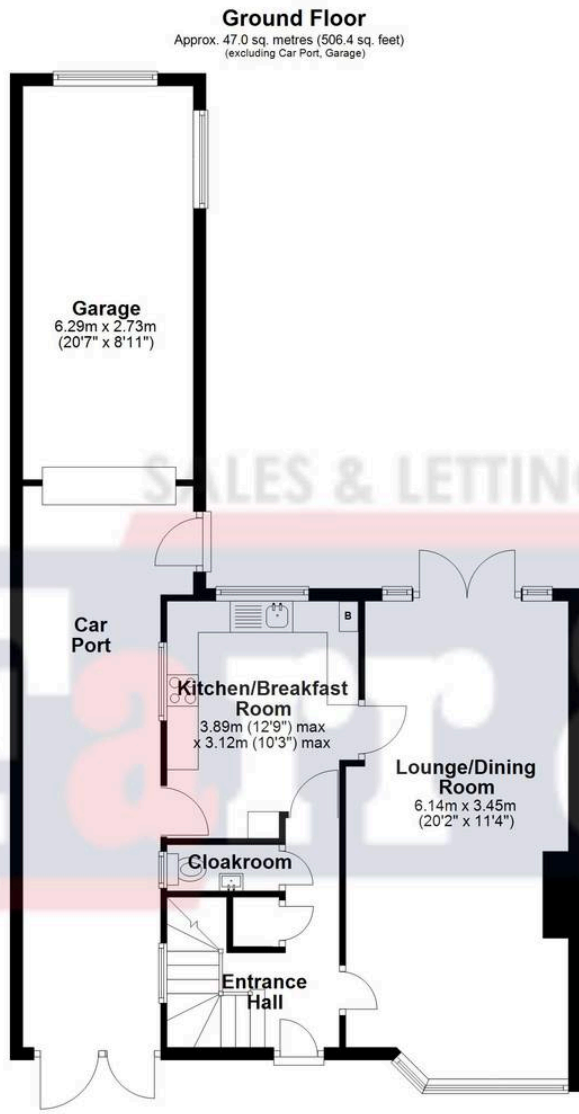
Dimensions: 20'6 x 9'2 with up and over door. Power, light and windows overlooking garden. Half glazed door to the rear gardens.

### Car port

1 Parking Space

Carport Dimensions: 31'10 x 7'2 with outside power and light. Stainless steel sink. Plumbing for washing machine. Space for fridge and dryer.





Total area: approx. 94.4 sq. metres (1015.8 sq. feet)

# Farr and Farr Hucclecote

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