



30 Barnacre Drive, Hucclecote
£345,000

Farr & Farr Sales & Lettings

30 Barnacre Drive

Hucclecote, Gloucester

Located in a quiet corner of Hucclecote, this three bedroom property benefits from an incredible and expansive garden to the rear.

A front garden and driveway leads to the front door and into an entrance hall. To the front of the property sits a comfortable living room while a spacious living / dining room is at the rear. The kitchen is fitted with a range of units and a breakfast area overlooks the rear garden. A bathroom completes the ground floor.

Stairs lead to the first floor landing with three good-sized bedrooms. A double bedroom to the front of the property benefits from an en suite.

The rear garden is the jewel in this property's crown. It has been beautifully maintained and improved under the current ownership and the extensive garden offers areas of lawn, patio, pond, mature trees and shrubbery.

The property itself has been well maintained under its current ownership and has recently had new central heating pipework and radiators fitted.

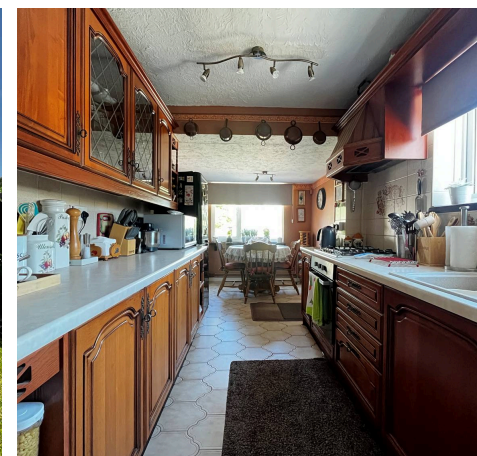
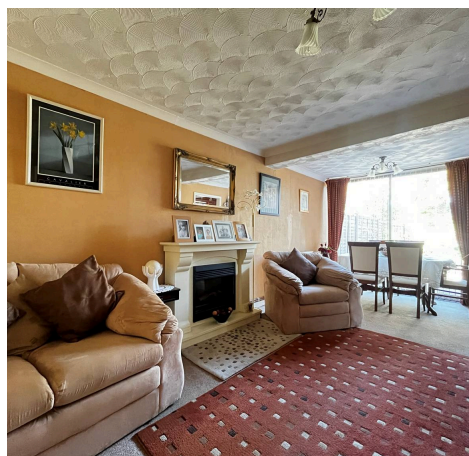
Barnacre Drive is well located within Hucclecote and gives excellent access to local amenities and bus routes.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Entrance Hall

Upvc front door. Double glazed window to side. Laminate flooring. Stairs to first floor landing.

Living Room

Double glazed window to front. Carpet. Radiator. Gas fireplace.

Living / Dining Room

Spacious living room with dining area. Double glazed patio doors to rear. Carpet. Radiator. Electric fireplace. Understairs cupboard.

Kitchen / Breakfast Room

Two double glazed windows to side and rear. Range of wall, base and drawer units. Laminate worktop over. Fitted oven. Fitted gas hob with extractor hood over. Radiator. Tiled walls and flooring. Upvc door to side.

First Floor Landing

Access to fully boarded loft with electrics via hatch. Carpet.

Bedroom One

Double glazed window to front. Carpet. Radiator.

En Suite

Frost double glazed window to side. WC. Basin. Carpet. Radiator.

Bedroom Two

Double glazed window to rear. Carpet. Radiator. Cupboard.

Bedroom Three

Double glazed window rear. Carpet. Radiator.

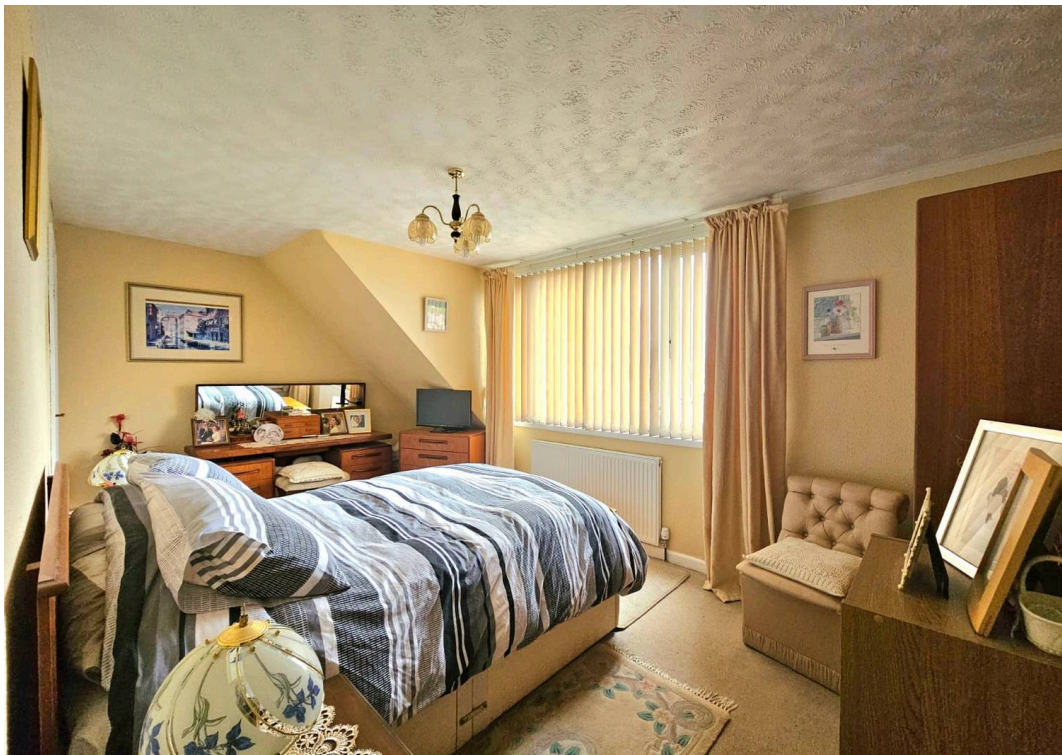
Bathroom

Frosted double glazed window to side. WC. Basin. Bidet. Bath with shower over. Tiled walls and flooring. Heated towel rail.

Garage

Up and over door. Pedestrian door to side. Lighting and electric.





GARDEN

A beautifully presented and expansive rear garden. Having been immaculately maintained, the garden offers an abundance of mature plants and trees with various pathways leading through the garden. An area of lawn is at the end of the garden with a patio off the house. Side access from the front of the property and numerous potting sheds serve the garden.

FRONT GARDEN

Attractive front garden with an area of lawn and borders.

DRIVEWAY

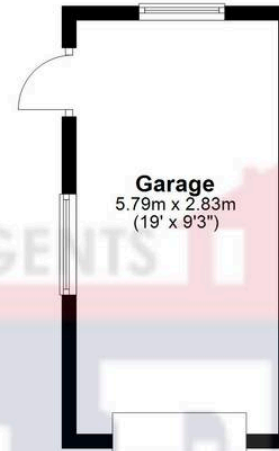
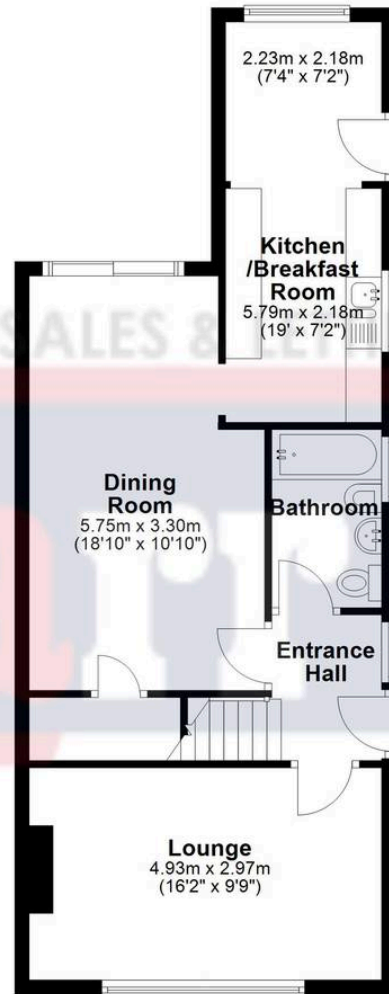
4 Parking Spaces

Off-road parking for at least four cars.



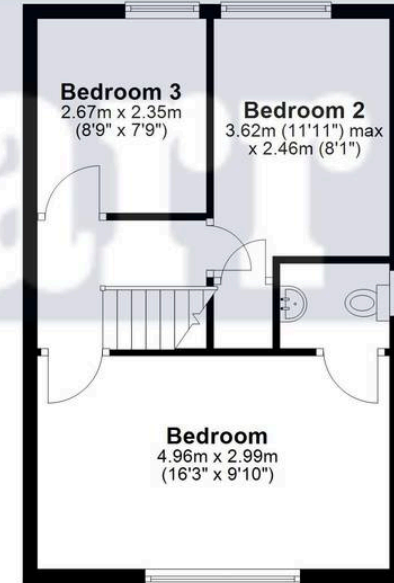
Ground Floor

Approx. 56.4 sq. metres (606.6 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



Total area: approx. 94.3 sq. metres (1014.5 sq. feet)

Farr and Farr Hucclecote

Farr & Farr, 50 Hucclecote Road - GL3 3RT

01452613355 • hucclecote@farrandfarr.co.uk •

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