



## 9 Kingscroft Road

Hucclecote, Gloucester, GL3 3RF

**£360,000**



Murdock & Wasley Estate Agents are thrilled to offer this exceptional four-bedroom semi-detached home in a sought-after location, close to local amenities and top-performing schools.

The property boasts a stylish open-plan kitchen/diner, perfect for entertaining, and a charming lounge full of character. Upstairs, you'll find four well-sized bedrooms and a newly fitted shower room. Outside, a sun-drenched south-facing garden and a driveway for two to three vehicles complete this wonderful family home.



### Entrance Hall

Accessed via upvc double glazed door, power points, radiator, dado rail, stairs to first floor landing, storage cupboard. Doors lead off:

### Cloakroom

Low level wc, vanity wash hand basin, bespoke wall panelling, vinyl flooring, rear aspect upvc double glazed door.

### Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, cooker with extractor hood over, space for fridge/ freezer, dishwasher, washing machine, tumble drier and dining table. Worcester gas fired combination boiler, partly tiled walls, inset ceiling spotlights, radiator, side and rear aspect upvc double glazed windows, side aspect double glazed door leading to the garden.

### Lounge

Tv point, telephone point, power points, radiator, feature fireplace with exposed brick and slate hearth, coving, picture rail, two front aspect upvc double glazed windows.

### Landing

Power points, radiator, access to loft space, rear aspect upvc double glazed window. Doors lead off:

### Bedroom One

Power points, radiator, built in wardrobes, picture rail, rear aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

### Bedroom Three

Power points, radiator, built in wardrobes, front aspect upvc double glazed window.

### Bedroom Four

Power points, radiator, coving, front aspect upvc double glazed window.

### Bathroom

Suite comprising step-in double shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, partly tiled walls, inset ceiling spotlights, rear aspect upvc double glazed window with shutters.

### Outside

The front of the property features a driveway providing off-road parking for two to three vehicles.

To the rear, a beautifully enclosed south-facing garden offers a generous patio, perfect for relaxing or entertaining. This leads onto a spacious lawn with a raised area at the back. The garden also includes two sheds and an outdoor tap.

### Tenure

Freehold

### Local Authority

Gloucester City Council  
Council Tax Band: D

### Services

Mains water, gas, electricity and drainage.

### Awaiting Vendor Approval

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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