



6 The Orchards, Hucclecote GL3 3RL
Offers In Excess Of £700,000



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• Five reception rooms • Four en suite shower rooms and family bathroom • Potential annex • Off road parking for several vehicles • Detached home circa 2262 sq. ft. • Good size and enclosed garden • Quiet cul-de-sac location • Detached garden room/office/workspace • Gloucester City Council, Tax Band F - £3,233.78 per annum 2025/26 • EPC rating - D65



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Offers In Excess Of £700,000

Entrance Hall

Double-glazed windows to front elevation, stairs to first floor, an understairs cupboard, and doors to downstairs living accommodation.

Living Room

Double-glazed bay window to front elevation, feature stone fireplace with inset gas fireplace, double doors to;

Dining Room

Double-glazed windows to rear elevation, two sets of french doors leading to rear garden, double doors to;

Family Room

Radiator, built in shelving unit.

Kitchen/Breakfast Room

Double-glazed window to rear elevation, Velux windows, matching wall and base units with work surfaces over, wall tiling, one and a half bowl sink, range style

cooker with five ring induction hob with overhead extractor fan, integrated dishwasher, space for American style fridge freezer, radiator, door to rear garden, door to;

Utility Room

Matching wall and base units with work surfaces over, space for washing machine, space for dryer, radiator, door to;

Walkway

Door to front of property, gate to rear garden, door to;

Double Garage/Games Room

16'2" x 16'0" (4.94 x 4.90)

Garage door, power, electric heater.

Study

Double-glazed window to front elevation, radiator, built-in cupboard housing wall mounted gas boiler.



Cloakroom

Double-glazed obscure window to side elevation, WC, wash hand basin, heated towel rail.

First Floor Landing

Double-glazed window to front elevation, doors to all bedrooms and bathroom, storage cupboard, radiator.

Master Bedroom

Double-glazed windows to front elevation, radiator, built in wardrobes, door to;

Ensuite

Double-glazed obscure window to rear elevation, WC, built-in worktop, hand wash basin, shower cubicle.

Bedroom 2

Double-glazed window to front elevation, built in wardrobes, overhead cupboards, built in work top, radiator, door to;

Ensuite

Double-glazed obscure window to rear elevation, WC, wash hand basin, shower cubicle.

Bedroom 3

Double-glazed window to rear elevation, built in wardrobe with sliding doors, radiator, door to;

Ensuite

WC, Wash hand basin, shower cubicle.

Bedroom 4

Double-glazed window to front elevation, built in wardrobe with sliding doors, radiator, door to;

Ensuite

WC, wash hand basin, shower cubicle.

Family Bathroom

Double-glazed obscure window to rear elevation, bath with shower head, WC, wash hand basin, heated towel rail, built in storage cupboard.

Outside

To the front of the property are two driveways providing off road parking for multiple vehicles, lawn area with a paved footpath, silver birch tree and a range of mature plants. To the rear of the property is a storage shed, a lawned and patio area, a range of mature shrubs and a garden room which is currently used as a home office.

Garden Room

15'3" x 7'4" (4.66 x 2.26)

French doors, Double-glazed windows, power, electric heater.

Location

Located within the popular area of Hucclecote, where there are various local amenities, including the local junior schools Hillview and Dinglewell, as well as



access to several secondary and grammar schools located within the city. A short distance away is access to the M5, providing ideal links to Birmingham and Bristol, while a direct line to London Paddington can be located at Gloucester Station.

Material Information

Tenure - Freehold

Council Tax Band F
Gloucester City Council - £3,233.78 per annum 2025/26
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband speed: Standard 13 Mbps, Superfast 52 Mbps
Mobile phone coverage: Vodafone

(Likely), EE (Likely), Three (Limited) and O2 (Likely)



DINING ROOM
21'7" x 9'8"
6.58m x 2.95m

KITCHEN/BREAKFAST ROOM
15'5" x 10'4"
5.92m x 3.15m

FAMILY ROOM
11'1" x 9'9"
3.37m x 2.98m

LIVING ROOM
17'11" x 11'3"
5.45m x 3.44m

DOUBLE GARAGE/GAMES ROOM
16'2" x 16'1"
4.94m x 4.90m

UTILITY ROOM
9'8" x 5'3"
2.94m x 1.59m

STUDY
7'6" x 6'11"
2.28m x 2.10m

ENTRANCE HALL

WALKWAY
11'4" x 1'4"
3.44m x 0.43m

CLOAKROOM

CUPBOARD

UP

The floor plan shows a rectangular layout with a central landing. The rooms and their dimensions are as follows:

- BEDROOM TWO**: 14'8" x 10'6" (4.47m x 3.21m). Includes a wardrobe and a door to the landing.
- BEDROOM THREE**: 15'0" x 8'6" (4.57m x 2.58m). Includes a door to the landing.
- BEDROOM FOUR**: 12'2" x 10'3" (3.70m x 3.12m). Includes a door to the landing.
- MASTER BEDROOM**: 17'2" x 16'9" (5.22m x 5.10m). Includes a door to the landing, an A/C unit, and a large wardrobe.
- FAMILY BATHROOM**: Located between Bedroom Two and Bedroom Three. Includes a bathtub, toilet, and a door to the landing.
- ENSUITE**: Two ensuites are shown, one for Bedroom Two and one for Bedroom Three.
- ENSUITE**: One ensuite is shown for the Master Bedroom.
- LANDING**: Central area with a staircase labeled "DOWN" and doors to all bedrooms and the family bathroom.
- WARDROBE**: Located at the top right of the plan.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PROTECTED

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92-101) A | | | (92-101) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (43-54) E | | | (43-54) D | | |
| (31-42) F | | | (31-54) E | | |
| (21-30) F | | | (21-30) F | | |
| (1-20) G | | | (1-30) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |



