



**46 Brookfield Road, Gloucester GL3 3HG**  
**Offers Over £475,000**



## 46 Brookfield Road, Gloucester GL3 3HG

- Stylish four bedroom family home
- Recently renovated and extended by the current owners to provide versatile living accommodation
- Immaculately presented throughout
- Generously sized plot
- Flexible outbuilding which would lend itself to being an annex (subject to planning)
- Ample off road parking
- Private and enclosed rear garden
- Highly sought after area
- EPC C71
- Tax Band C - Gloucester City Council £2 087 26 (2024/2027)

**Offers Over £475,000**



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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### Entrance Hall

Stepping into the property, the entrance hall is a great size and lends space for coats, shoes and such like. The entrance hall provides access to the shower room, kitchen dining room and stairs to the first floor.

### Shower Room

The stylish shower room benefits from a recently installed suite comprising of WC, wash hand basin and double width step in shower enclosure with tiled surround. Frosted window to the front aspect.

### Kitchen Dining Room

The heart of the home, the kitchen dining room has been well thought through to offer a sociable and versatile space. The dining area provides ample natural light from the sky lantern and French doors whilst offering a cosy feel from the double sided bio-ethanol fireplace which links between this room and the living room.

tap. The kitchen benefits ample storage in a range of floor and wall units alongside integrated dishwasher and fridge freezers. There is also space for a cooker.

### Study / Pantry

The pantry is a great size and offers additional storage. Window to front aspect.

### Utility Room

Deceptively spacious, the utility room is a handy space with further storage and plumbing for washing machine and tumble dryer. There is also a width height heated dog shower with black paneling.

### Living Room

The dining room wraps around into the living space providing a private yet spacious room with French doors to the outside patio area.

### Landing

The landing grants access to four bedrooms and a family bathroom.



make the most from the views through the Juliette Balcony which over looks the back garden.

### **Second Bedroom**

Utilised by the current owners as a walk in wardrobe, this bedroom is also a double and benefits from dual aspect windows to the side and front aspect.

### **Third Bedroom**

Double bedroom with window to rear aspect.

### **Fourth Bedroom**

Double bedroom with window to the front aspect.

### **Bathroom**

Stylish bathroom with WC, wash hand basin and bath with shower over and tiled surround.

### **Outside**

To the front, the property benefits from a pebbled driveway providing parking for multiple vehicles. Accessed via the side gate, the back garden has been landscaped to create a sociable and low maintenance space. The garden offers a combinations of patio and lawned areas accompanied by a covered seating area and a variety of raised borders, plants and shrubs.

### **Out Building**

Accessed via French doors, the outbuilding benefits from plenty of natural

lots to offer with an array of shops, transport links, and schools. Various local amenities include the local Dinglewell and Hillview junior schools as well as access to several secondary and grammar schools being located within the city. A short distance away is access to the M5, providing ideal links to Birmingham and Bristol, whilst a direct line to London Paddington can be located at Gloucester Station. There are also regular bus services to both Cheltenham and Gloucester. The immediate locality offers various walks and open spaces within arguably one of Gloucester's most desirable established residential areas. Access to the countryside is a short walk or cycle ride away, as well as a children's play area, Hucclecote Green, and meadows within close proximity.

### **Material Information**

Tenure: Freehold.

Council Tax Band: Tax Band C

Local Authority and Rates: Gloucester City Council; £2,087.26 (2026/2027)

Electricity supply: Mains

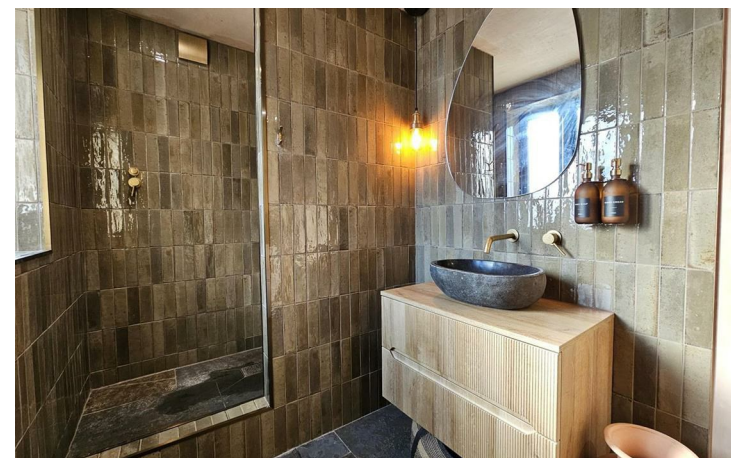
Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

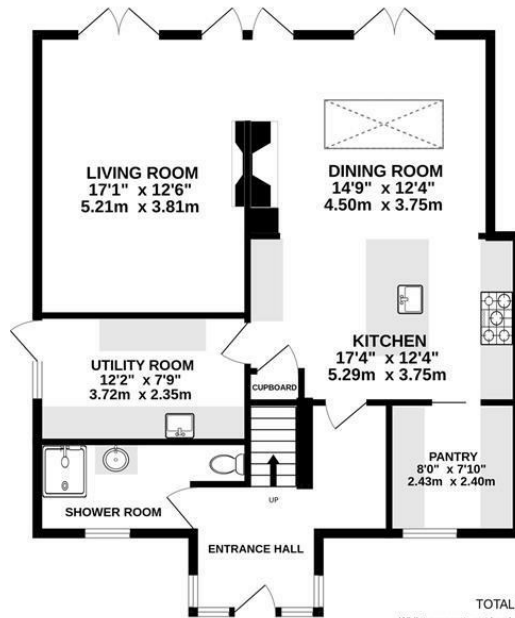
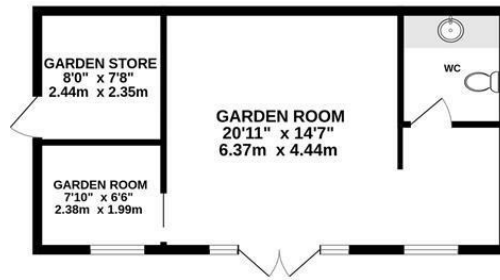
Broadband speed: Standard 17 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: EE(Likely), Three(Likely), 02(Likely) and Vodafone(Likely)

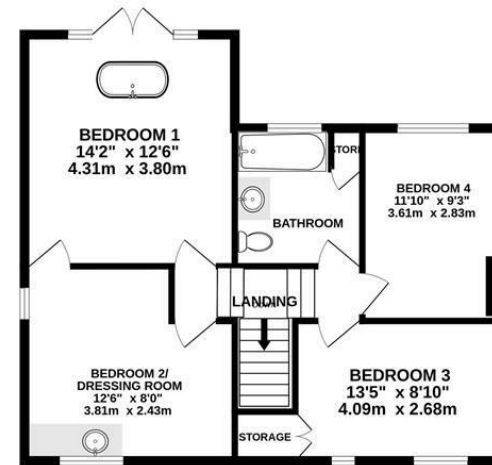




GROUND FLOOR  
1303 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1967 sq.ft. (182.8 sq.m.) approx.

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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