



**9 Watts Close, Hucclecote GL3 3RJ**  
**£568,000**





## 9 Watts Close, Hucclecote GL3 3RJ

• En suite to master bedroom • Three reception rooms • Individual detached home • Detached garage and parking • Utility Room • Private gated driveway • Good size and enclosed rear garden • Popular location close to local amenities and local schools • Gloucester City Council, Tax Band E - £2736.28 per annum 2025/26 • EPC Rating - C74

**£568,000**



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### Entrance Hall

Karndine flooring, stairs to first floor, radiator, understairs storage cupboard, exposed beams, door to living room, door to cloakroom, opening to kitchen.

### Kitchen/Dining Room

Double glazed windows to side, front, and rear aspect, doors to garden, modern fitted kitchen comprising of a range of eye and base level units with work surfaces over, one and a half bowl sink, integrated dishwasher, integrated fridge, and freezer, wine cooler, freestanding range-style cooker with overhead extractor fan, Karndine flooring, exposed beams, two radiators, door to:

### Utility Room

A range of eye and base level units with work surfaces over, one and a half bowl sink, space for washing machine and tumble dryer, window to front aspect, radiator, tiled flooring, and splashbacks.

### Cloakroom

Obscured window to rear aspect, white suite comprising low-level WC, pedestal wash hand basin, extractor fan, radiator.

### Sitting Room

Window to front aspect, exposed beams, stone fireplace and hearth, two radiators, french doors to garden, door to:

### Family Room

Window to front aspect, radiator, door to:

### Study

Window and door to rear aspect, radiator, Karndean flooring, fitted cupboard with wall-mounted boiler.

### First Floor Landing

Radiator, storage cupboard, velux window, doors to all bedrooms, and bathroom.

### Master Bedroom

Karndine flooring, radiator, window to rear aspect, built-in wardrobes, door to:

### En Suite Shower Room

Karndine flooring, modern white suite comprising of low-level WC, wash hand basin, tiled shower cubicle, tiled splashbacks, and radiator.

### Bedroom Two

Window to front elevation, radiator.

### Bedroom Three

Window to front elevation, radiator.

### Bedroom Four

Window to front elevation, Karndine flooring, radiator.

### Family Bathroom

Window to rear aspect, modern white suite comprising low-level WC, pedestal wash hand basin, and panelled bath with wall-mounted shower over and fitted shower screen, extractor fan, radiator, and Karndine flooring.

### Garage

Power and light, up and over door to front aspect, pedestrian door to side aspect, three velux windows, roof void storage, workshop area.

### Outside

To the front of the property is off-road parking for several cars and gated side access to the rear of the property.

The South West Facing rear garden is mainly laid to lawn with a paved patio area along with further gravel seating areas, flower and shrub borders, and a pathway leading to a good-sized side gravel area.

### 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 schooling 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.

### Material Information

Tenure - Freehold

Council Tax Band E

Gloucester City Council - £2736.28 per annum 2025/26

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

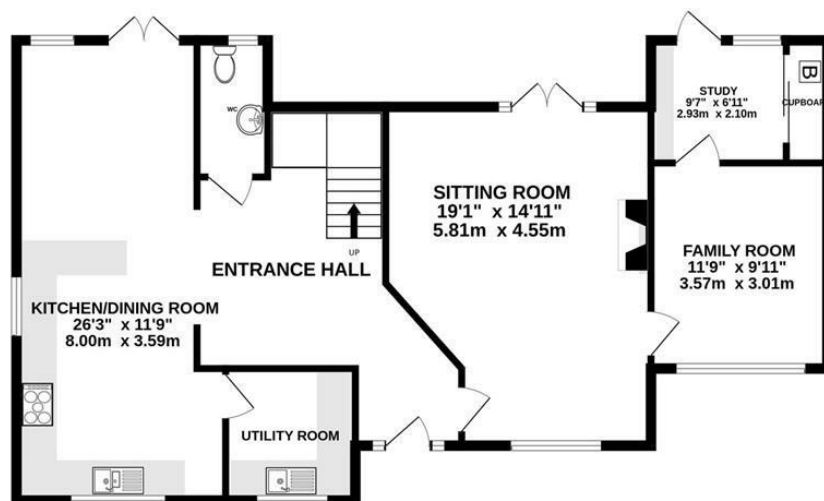
Heating: Gas central heating

Broadband speed: Standard 15 Mbps, Superfast 51 Mbps

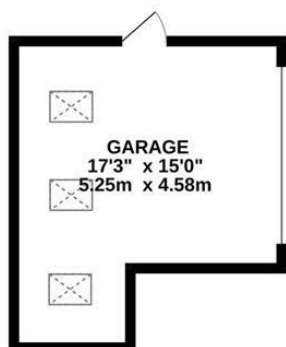
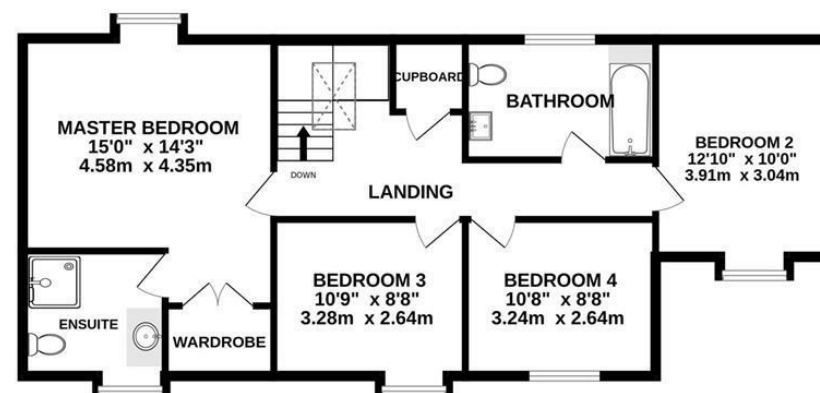
Mobile phone coverage: Vodafone (Limited), EE (Likely), Three (Limited) and O2 (Limited)



**GROUND FLOOR**  
1187 sq.ft. (110.2 sq.m.) approx.



**1ST FLOOR**  
809 sq.ft. (75.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1996 sq.ft. (185.4 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

