



Burleigh Croft, Gloucester GL3 3DP
£350,000



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• Substantial family home • Three double bedrooms • Ample off-road parking • Quiet cul-de-sac location • Three shower rooms • EPC C74 • Gloucester City Council - Tax Band C (1731.94 per annum 2022/23)

£350,000



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Porch

Composite front door, radiator, door to-

Living Room

Large window overlooking the front aspect of the property and door leading to the entrance hall. Feature gas fireplace and radiator.

Kitchen/Diner

Large open plan space great for entertaining. The kitchen is fitted with a range of work surfaces with cupboards and drawers under, wall cupboards, island breakfast bar, and integrated appliances to include, fridge/freezer, washing machine, dishwasher, warming drawer, microwave oven, electric oven with gas hob. Sliding patio doors lead on to the rear garden and concertina doors to the family room. Large under-stairs storage cupboard. Radiator.

Family Room

Sliding patio doors to rear garden.

Cloakroom

WC, wash hand basin, window to side.

Landing

Airing cupboard and doors off to all rooms. Access to loft.

Bedroom One

Large window overlooking the front of the property, door to en-suite. Radiator.

En-suite Shower Room

Shower cubicle, WC and vanity wash hand basin.

Bedroom Two

Large walk through dressing area with radiator. Window overlooking rear garden, radiator.

En-suite Shower Room

Corner shower cubicle, WC and wash hand basin with storage under. Window to side.

Bedroom Three

Large walk through dressing area. Window overlooking rear garden. Radiator.

Shower Room

Large walk in shower cubicle, WC, wash hand basin with cupboard under. Heated towel rail and obscure window to front.

Outside

To the front of the property is a small area of lawn and a block paved driveway providing parking for several vehicles. The rear garden is mainly laid to lawn with mature shrubs and trees. Gated side access. Outside light and tap. Block built storage shed with two windows and pedestrian door with power and light.

Location

Burleigh Croft is located within the popular area of Hucclecote. With various local amenities to include the local junior schools Hillview and Dinglewell as well as access to a number of 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. Whilst the immediate locality offers various walks and open spaces within arguably one of Gloucester most desirable established residential areas. Access to the Countryside is a short walk or cycle ride away aswell as a children's play area, Hucclecote Green and meadows within close proximity.

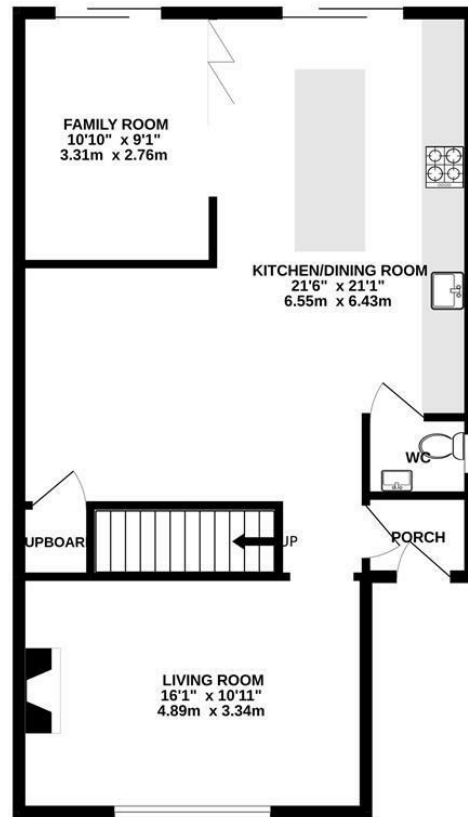
Local Authority, Services & Tenure

Gloucester City Council - Tax Band C (1731.94 per annum 2022/23)

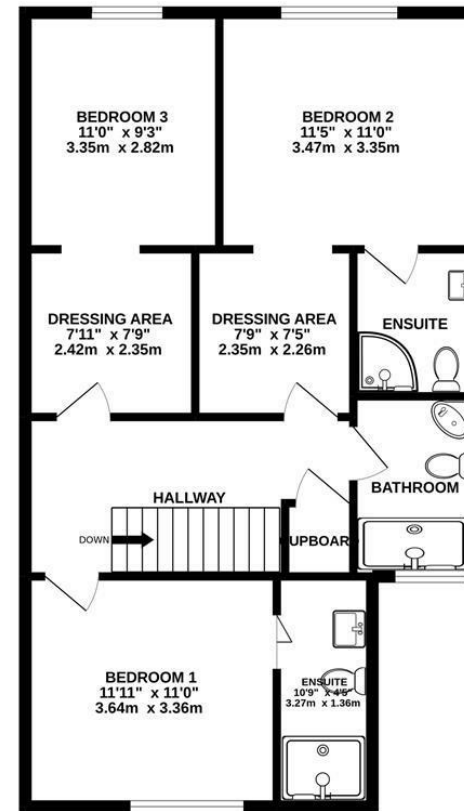
All mains services are believed to be connected to the property. Freehold.



GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 1453 sq.ft. (135.0 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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