



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



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- 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 TBC
- Tax Band C - Gloucester City Council £1990.01(2025/2026)

Offers Over £475,000

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 cosey feel from the double sided bio-ethanol fireplace which

links between this room and the living room.

The recently installed Wren kitchen benefits from having a stylish finish with micro-cement work tops accompanied by sink and Quooker 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 panneling.



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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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.

Master Bedroom

An impressive master bedroom with a free standing roll top bath cleverly positioned to 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 light from floor to ceiling windows and would lend itself to being a home office, playroom or self contained annex (subject to planning permission).

Location

Located southeast of the historic Gloucester City Centre, the popular area of Hucclecote has 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 M 5, 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.

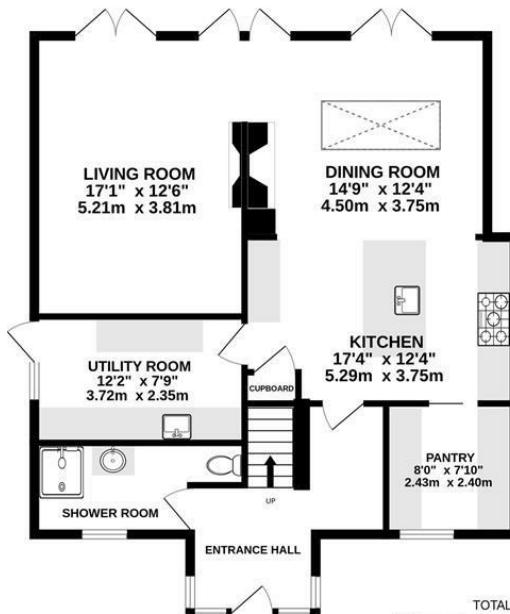
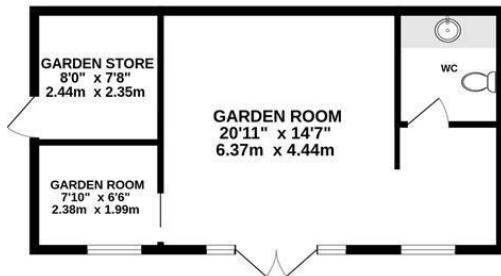
Material Information

Tenure: Freehold.
Council Tax Band: Tax Band C
Local Authority and Rates: Gloucester City Council; £1990.01(2025/2026)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband speed: Standard 17 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps

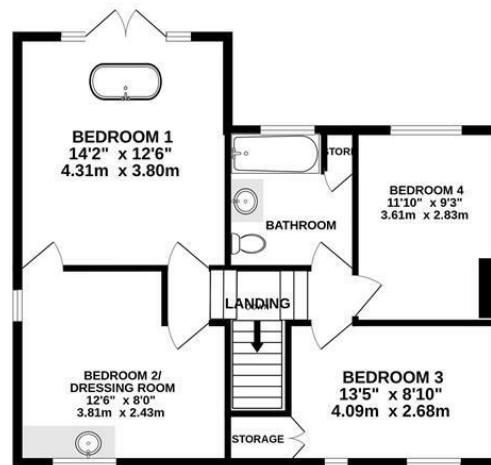
Mobile phone coverage: EE(Likely), Three (Likely), 02(Likely) and Vodafone(Likely)



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 floorplans contained herein, 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 is given 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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