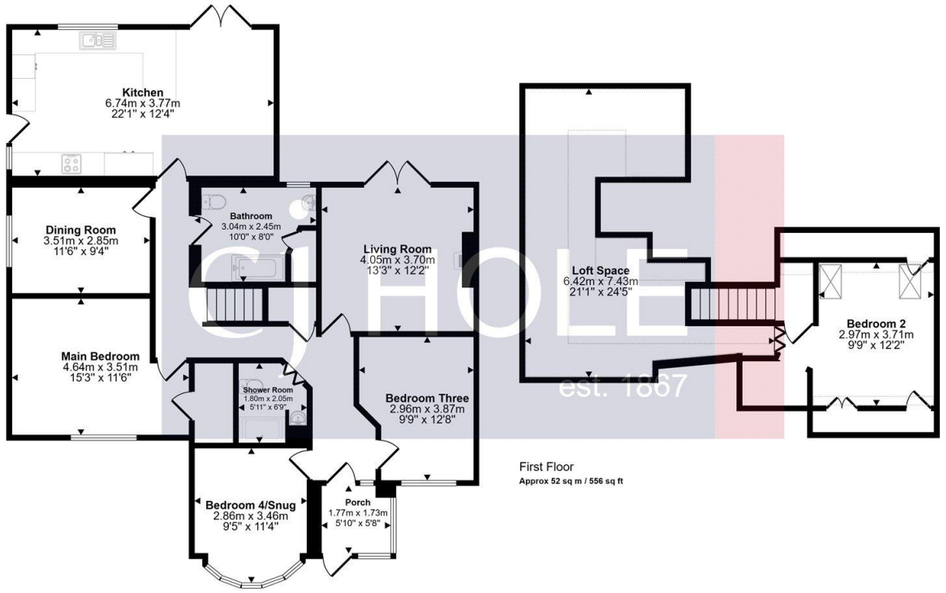
Approx Gross Internal Area
177 sq m / 1901 sq ft



Ground Floor
Approx 125 sq m / 1344 sq ft

First Floor
Approx 52 sq m / 556 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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Larkhay Road, Hucclecote, GL3

Asking Price: £395,000 Freehold

We are proud to present this deceptively spacious bay-fronted semi-detached chalet bungalow. This property has been thoughtfully extended and updated by the current owner to offer flexible and versatile living accommodation, including four bedrooms and three reception rooms.

This well-presented home is ideally situated in the heart of Hucclecote, within a short walk of the main Hucclecote Road and the range of local amenities it has to offer.

The ground floor briefly comprises of a welcoming porch which leads into an entrance hall, three generous double bedrooms, a modern shower room and a separate bathroom. At the heart of the home is a light and airy open-plan kitchen/family room featuring a breakfast bar and French doors opening onto the rear garden which is perfect for entertaining. Additional living space includes a separate dining room and a cosy living room with a wood-burning stove overlooking the patio.

Whilst upstairs, there is a further double bedroom complete with a large walk-in wardrobe, as well as a spacious loft room (with restricted head height), offering excellent additional storage or the potential to convert into another room with the relevant permissions.

Externally, the property is ideal for those who enjoy outdoor living and gardening. It boasts beautifully landscaped wrap-around gardens, including a well-established front garden, a gated driveway providing ample off-road parking, a covered courtyard-style side garden, and a secluded west-facing rear garden.

Further benefits include excellent internal storage throughout, several outdoor storage sheds, and a summer house.

4 2 3 EPC C

Freehold

www.cjhole.co.uk

Larkhay Road, Hucclecote, GL3

Asking Price: £395,000











Porch UPVC front door to front garden, UPVC door to entrance hall and polycarbonate roof

Entrance Hall Laminate flooring, radiator, understairs storage cupboard, doors to all rooms and stairs to first floor

Bedroom Four/Snug Fitted carpet, radiator and UPVC bay window to front aspect

Bedroom Three Laminate flooring, radiator and UPVC window to front aspect

Living Room Fitted carpet, UPVC French doors to rear garden and feature surround fireplace and multi fuel stove

Shower Room Three-piece suite comprising of: double walk-in shower cubicle, wall mounted hand wash basin and low-level WC. Radiator, vinyl flooring, extractor fan and titled walls

Main Bedroom Fitted carpet, radiator, UPVC window to front aspect and large walk-in wardrobe

Family Bathroom Three piece suite consisting of: low-level WC, panelled bath with shower over and hand wash basin in vanity unit. Airing cupboard, heated towel rail and UPVC window to rear aspect

Dining Room Fitted carpet, radiator and UPVC window to side aspect

Kitchen/Family Room Kitchen: A range of eye and base level units with worktops and breakfast bar over, sink and drainer with mixer tap, plumbing for washing machine, built in eyelevel oven and grill with gas hob and extractor hood over, integrated dishwasher, integrated fridge/freezer, UPVC window to rear aspect and UPVC door to side garden.
Family Room: Laminate flooring, radiator, glass panelled door to hallway and UPVC door to rear garden

Landing Fitted carpet, stairs to ground floor and door to second bedroom



Bedroom Two Laminate flooring, radiator, eaves storage, two Velux windows, curtain to wardrobe and side opening doors to storage room

Storage Room Large walk-in storage room with restricted head height eaves storage, potential to convert into an additional room with the relevant planning permissions

Front Garden Enclosed by brick wall and metal gates, well established front garden with shrubs and water features, rockeries, recycled bin storage area, enclosed driveway with ample off-road parking for several vehicles and block paved pathway leading to the porch and to side garden

Side Garden Block paved pathway leading to gated access, steps up to kitchen, timber built workshop, greenhouse and timber side opening gate to front garden

Rear Garden Enclosed by timber fencing, extremely private and well established rear garden, various seating areas, paved pathway leading to timber built summer house, timber built garden shed, paved patio, covered patio area providing outside dining and concrete pathway leading to gated side garden

Material Information Please use the QR code to open the material information

Council Tax Band C

Referral We always refer sellers to Montpellier Legal, Harvey Baker solicitors or RedKite Law solicitors and The Mortgage Brain. It is your decision whether you choose to deal with Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and The Mortgage Brain. Should you decide to use Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and The Mortgage Brain you should know that we would receive a referral fee of £100 from them for recommending you to them.
We are required by law to conduct anti-money laundering checks on all those selling or buying a property, the initial checks are carried out on our behalf by Lifetime Legal. This costs £55 (incl. VAT) which is paid directly to Lifetime Legal and is non-refundable.

Material Information