



50 Larkhay Road

Hucclecote, Gloucester, GL3 3NU

£485,000



Step inside and be immediately impressed by the space, versatility, and elegance of this beautifully presented detached family home. Thoughtfully designed, the property offers three reception rooms alongside a modern fitted kitchen, providing flexible living accommodation ideal for entertaining, family life, home working, or relaxation. Outside the property is situated on a large rear garden with ample parking directly to the front. This is one not to be missed.



Entrance Porch

Approached via Upvc double glazed front door. Door through to:

Entrance Hallway

Radiator, power points, wood effect flooring, stairs leading to first floor with open under stairs storage space, doors leading to all three reception rooms & bedroom.

Lounge

Upvc double glazed box bay window to front with fitted blinds, television point, radiator, log burner, coving.

Dining Room

Upvc double glazed box bay window to front with fitted blinds, radiator, power points.

Sitting Room

Upvc double glazed windows to side, radiator, power points, doors to both cloakroom & open plan kitchen/breakfast room.

Downstairs W.C

Upvc frosted double glazed window to rear, modern recently fitted low level wc & pedestal wash hand basin, heated towel rail, wall mounted combination boiler.

Open Plan Kitchen/Breakfast Room

Upvc double glazed windows to side & Upvc double glazed door to side, modern beautifully presented kitchen with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, built in appliances, laminate flooring, recessed down lights, power points, radiator,

access to a fully boarded loft via hatch with ladder. Double doors leading through to

Conservatory

Upvc double glazed french doors to side, Upvc double glazed windows throughout, radiator, laminate flooring, power points.

Bedroom 4

Upvc double glazed windows to rear, radiator, power points. Door to:

W.C

Upvc frosted double glazed window to rear, low level wc & pedestal wash hand basin, tiled walls, extractor fan.

First Floor Landing

Velux windows to both front & rear, open storage space, radiator. Doors to all three bedrooms & bathroom.

Bedroom 1

Upvc double glazed windows to rear, radiator, power points, fitted wardrobes.

Bedroom 2

Upvc double glazed window to side, velux window to front, radiator, power points.

Bedroom 3

Upvc double glazed window to side & velux window to front, radiator, power points.

Bathroom

Velux window to rear,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	64	74
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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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