



## 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/drainer, 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,



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