



## 17 Kingscroft Road

Hucclecote, Gloucester, GL3 3RF

**Offers in excess of £360,000**



Murdock & Wasley Estate Agents are delighted to offer for sale this thoughtfully extended four-bedroom semi-detached home, located in a highly sought-after area with excellent access to top-performing grammar schools and convenient transport links.

The ground floor comprises a welcoming family room, a spacious lounge diner and a well-appointed kitchen, providing a practical and comfortable layout for modern family living. There is also a useful downstairs wash cloakroom for added convenience.

On the first floor are three well-proportioned bedrooms along with a family bathroom, with a further bedroom on the second floor.

Outside, the property benefits from a large south-west facing rear garden, ideal for relaxing or entertaining, as well as a garage. To the front, there is off-road parking, adding further practicality.





### Entrance Hall

Accessed via wooden door, wall mounted radiator, wooden parquet flooring, stairs to first floor landing, doors lead off:

### Lounge/ Dining Area

Television point, wall mounted radiator, feature fireplace with surround, space for dining table, inset ceiling spotlights, rear aspect upvc double windows, rear aspect upvc double glazed french door leading to garden.

### Family Room

Power points, wall mounted radiator, engineered oak flooring, coving, front aspect upvc double glazed box bay window.

### Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, oven with four ring electric hob with extractor hood over, space for fridge/freezer, washing machine and dishwasher. Partly tiled walls, tiled flooring, rear and side aspect upvc double window and side aspect upvc double glazed door.

### Wash Cloakroom

Suite comprising low level wc., wall mounted wash hand basin with taps over, side aspect frosted upvc double glazed window.

### First Floor Landing

Side aspect upvc double glazed window, stairs to second floor, doors lead off:

### Bedroom One

Power points, wall mounted radiator, built in wardrobes, rear aspect upvc double glazed window.

### Bedroom Three

Power points, wall mounted radiator, front aspect upvc double glazed window.

### Bedroom Four

Power points, wall mounted radiator, front aspect upvc double glazed window.

### Bathroom

Suite comprising low level wc, panelled bath with taps and shower over, pedestal wash hand basin with taps over, wall mounted radiator, partly tiled walls, airing cupboard housing combination boiler, front aspect frosted upvc double glazed window.

### Bedroom Two

Power points, wall mounted radiator, eave storage, side aspect velux window, rear aspect upvc double glazed window.

### Outside

To the front of the property a driveway provides parking for up to two vehicles enclosed by a low level wall.

To the side of the property a double gate leads under a carport which provides access to the garden and garage.

To the rear of the property a patio leads down to a garden laid to lawn enclosed by wooden fencing and hedgerow.

### Tenure

Freehold

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council

Tax Band: C

### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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		
England & Wales	60	81
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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