Murdock & Wasley
ESTATE AGENTS



42 Kingscroft Road

Hucclecote, Gloucester, GL3 3RG

£425,000

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Offered for sale is this beautifully presented three bedroom semi-detached family home, ideally situated on the popular Kingscroft Road. Having been refurbished throughout, the property offers stylish and contemporary accommodation, making it an excellent choice for buyers seeking a home ready to move straight into.

The ground floor comprises a welcoming entrance hall, a bright and spacious living room, downstairs cloakroom and a useful utility room. To the rear, a substantial extension has created an impressive open plan kitchen, dining and family area, providing the perfect space for modern family living and entertaining, whilst enjoying views over the beautifully maintained, private rear garden.

Upstairs, the property offers three well-proportioned double bedrooms and a family bathroom, providing comfortable accommodation for growing families.







Porch
Accessed via upvc double glazed door. Door to:

Hallway
Power points, radiator, decorative wall panelling, stairs to first floor landing, understairs storage cupboard, front aspect upvc double glazed window. Doors lead off:

Lounge
Power points, radiator, decorative wall panelling, feature fireplace, front aspect upvc double glazed window.

Utility
Power points, space for washing machine, tumble dryer and fridge/freezer. Partly tiled wall, laminate flooring, side aspect upvc double glazed window.

Cloakroom
Low level wc, wash hand basin with mixer tap over, tiled walls, heated towel rail.

Kitchen
Range of base, drawer and wall mounted units, single sink unit with mixer tap over, granite worksurfaces. Appliance points, power points, space for range master cooker, radiator, tiled flooring, inset ceiling spotlights.

Dining/Family Area
Power points, radiator, space for dining table and chairs, air-conditioning unit with heater, two velux roof lights, two rear aspect upvc double glazed French doors leading to the garden.

Landing
Power points, decorative wall panelling, access to loft space, side aspect upvc frosted double glazed window. Doors lead off:

Bedroom One
Power points, radiator, front aspect upvc double glazed window.

Bedroom Two
Power points, radiator, air-conditioning unit with heater, rear aspect upvc double glazed window.

Bedroom Three
Power points, radiator, rear aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with shower off mains over, vanity wash hand basin with mixer tap over and storage below, low level wc. Fully tiled walls, heated towel rail, laminate flooring, inset ceiling front aspect upvc frosted double glazed window.

Outside
To the front of the property there is a spacious block-paved driveway providing ample off-road parking and a wooden gate providing access to the rear garden.

To the rear lies a generous, garden featuring a spacious paved patio area, ideal for outdoor furniture and al-fresco dining. This leads onto an expansive, level lawn bordered by mature trees and shrubs, creating an attractive outdoor space. A wooden shed provides additional storage, whilst wooden panel fencing encloses the garden, offering a good degree of privacy.

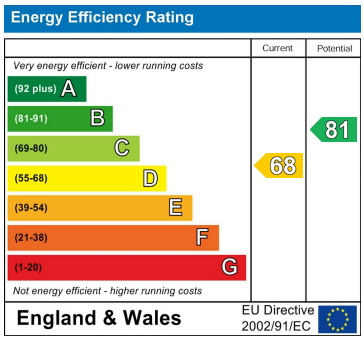
Tenure
Freehold.

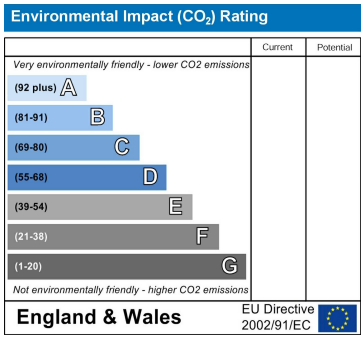
Services
Mains water, drainage, gas and electricity.

Local Authority
Gloucester City Council.
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.







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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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