



5 Fircroft Close, Hucclecote, Gloucester, GL3 3DW

£390,000

CHOSEN  
ESTATE AGENTS



## THE PROPERTY

Situated at the end of a peaceful cul-de-sac in the highly sought-after suburb of Hucclecote, this extended four-bedroom detached home offers generous accommodation, excellent potential to modernise and a fantastic opportunity to create an ideal family home.

The welcoming entrance hall provides access to the downstairs cloakroom and integral garage. To the front is a comfortable living room, while the rear extension has created a superb dining room, ideal for family meals and entertaining. The separate kitchen overlooks the rear garden and offers scope for modernisation and personalisation.

Upstairs, there are four well-proportioned bedrooms served by a family bathroom, offering excellent flexibility for families, home working or guests. The property is predominantly fitted with triple-glazed windows upstairs and to the front, with the remaining windows being double glazed.

Outside, the enclosed rear garden provides a good space for outdoor living, while the integral garage and useful outbuildings offer excellent storage, workshop space or potential for a home office, gym or hobby room, subject to any necessary permissions.

Further benefits include solar panels and an EV charging point, while the cul-de-sac position offers privacy and minimal passing traffic.

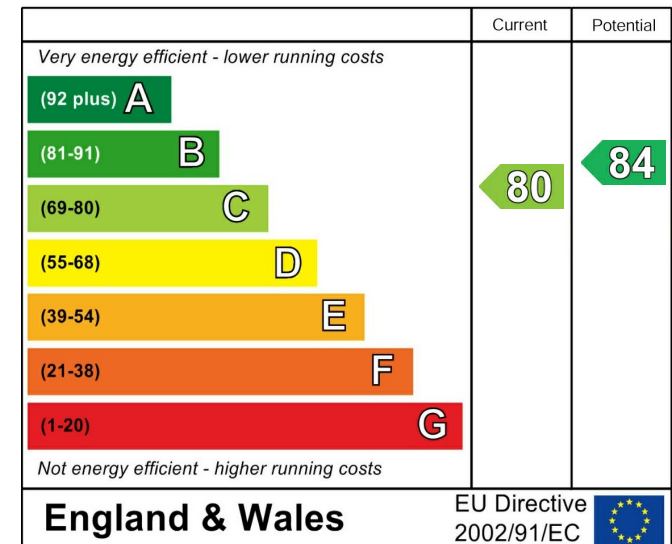
Combining generous accommodation, an existing extension, excellent scope to modernise and add value, and a desirable Hucclecote location, this is a home with plenty of potential.

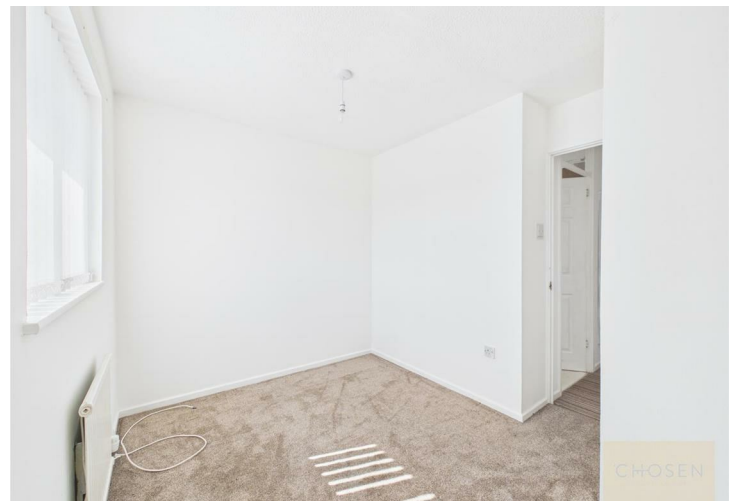
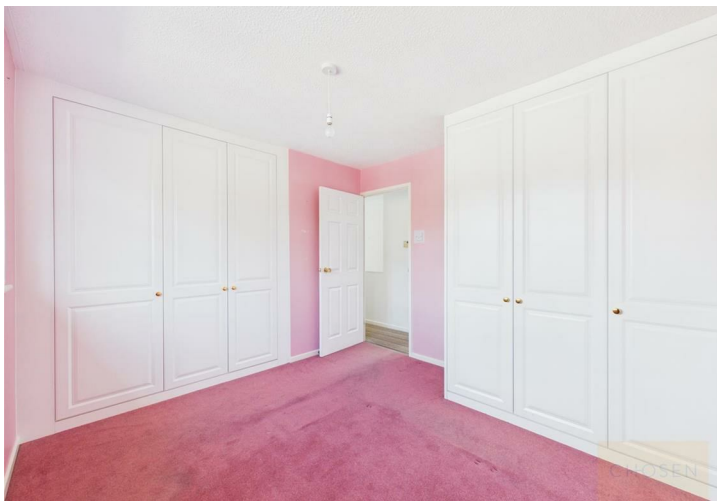
Agents Note  
Freehold  
EPC Rating: C80  
Gloucester Council Band: D  
Mains Gas, Electric and Water are connected.

Flood Risk:  
Rivers & Seas - Very Low.  
Surface Water - Very Low.

- Extended family home
- Tucked away at the end of a quiet cul-de-sac
- Requires modernisation with excellent potential
- EPC Rating - C80
- Four generously sized bedrooms
- Spacious living accommodation throughout
- No onward chain
- Council Tax Band - D

### Energy Efficiency Rating









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1248 ft<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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