

ESTATE AGENTS



Farr & Farr

PRICE: £395,000

REF: H24148 farrandfarr.co.uk

**12 DRYLAND MEWS
HUCCLECOTE
GLOUCESTER
GL3 3UP**



A WELL PRESENTED FOUR BEDROOMED DETACHED FAMILY HOME IN A POPULAR LOCATION WITH PRIVATE GARDENS ON A QUIET NO THROUGH ROAD

City Centre:

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Hucclecote:

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Lettings:

40 Oxstalls Way
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12 DRYLAND MEWS, HUCCLECOTE, GLOUCESTER, GL3 3UP

Number 12 is a lovely family home which has been well maintained and upgraded by its current owners to offer generous family accommodation. In its current lay-out the property offers four bedrooms with en-suite shower room to the master, family bathroom, living room, dining room, home office, conservatory, 2nd reception/garden room, downstairs cloakroom, and a good-sized kitchen. Other benefits include a separate utility area, gas central heating, off road parking, garage and beautiful wrap around gardens which offer a great deal of privacy and make the best of the generous plot the property sits on.

Dryland Mews is a quiet residential no through road on Cranham Gate in a very popular part of Hucclecote. Excellent local schooling is close by, local shopping is within easy reach and access to the city Centre, Cheltenham and the M5 is only a short drive.

**4 BEDROOMS; ENSUITE SHOWER ROOM TO THE MASTER;
BATHROOM; LIVING ROOM; KITCHEN; HOME OFFICE; DINING
ROOM; DOWNSTAIRS CLOAKROOM; CONSERVATORY; 2nd
RECEPTION ROOM; UTILITY ROOM; GAS CENTRAL HEATING;
DOUBLE GLAZING; OFF ROAD PARKING; FRONT AND REAR
GARDENS; GARAGE**

ENTRANCE HALL :

Solid oak front door. Wooden flooring. Radiator. Doors to all rooms. Stairs to first floor.

SITTING ROOM : 18'8 x 10'5

Feature gas living flame fireplace with marble effect surround and hearth. Solid oak flooring. TV point. Door to dining room and doors to conservatory. Radiators.



GARDEN ROOM : 15'10 x 7'7

Wooden double glazed windows and French doors. Feature fireplace. Wooden effect flooring. TV point.



DINING ROOM : 11'3 x 8'8
Glazed window to the rear.
Radiator. Door to utility room.



CONSERVATORY :
Wooden glazed conservatory.
Door to rear garden. Laminate
floor. Light and power.



HOME OFFICE : 8'0 x 7'4
UPVC double glazed window to
front. Radiator. Telephone point.
Wooden effect flooring.



KITCHEN : 11'11 x 8'1

Well fitted range of wall and base units with worktop over. Inset sink unit with mixer taps. Part tiled walls. Integrated double oven. Gas hob with extractor hood over. Integrated dishwasher. Integrated fridge / freezer. Radiator. Storage cupboard. Space for breakfast table and chairs. UPVC double glazed window to front. Arch to:



UTILITY ROOM :

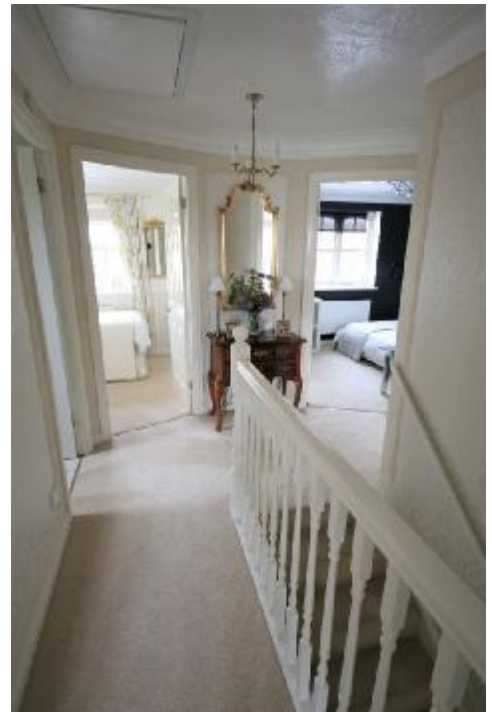
Range of units with laminate worktop over. Wall mounted boiler. Part tiled walls. Plumbing for washing machine. Access to dining room. Door to cloakroom. Door to rear garden.

CLOAKROOM :

Low-level WC. Wash hand basin. Tiled splash back. Radiator.

FIRST FLOOR LANDING :

Access to loft space. Doors to all rooms. Airing cupboard. Fitted carpet.



BEDROOM 1 : 14'11 x 10'5

UPVC double glazed window to the front. Range of built in wardrobes. Fitted carpet. Radiator. Door to en-suite.



EN-SUITE SHOWER ROOM :

Low level WC. Wash hand basin. Fully tiled walls. Shower enclosure with Mira shower. Tiled flooring. Radiator. UPVC double glazed window to front.



BEDROOM 2 : 11'0 x 8'8

Glazed window to rear. Radiator. Fitted carpet. Wardrobe alcove.



BEDROOM 3 : 8'6 x 8'2

Glazed window to rear. Radiator. Fitted carpet. Fitted wardrobe.



BEDROOM 4 : 9'9 x 6'10

UPVC double glazed window to front. Fitted carpet. Radiator. TV point.



FAMILY BATHROOM :

Glazed frosted window to side. White suite comprising of paneled bath with Mira shower over, wash hand basin and low-level WC. Part tiled walls. Heated chrome towel rail. Tiled flooring.



EXTERIOR :

FRONT GARDENS :

Generous front garden landscaped and mostly laid to lawn. Very private. Mature borders and enclosed by hedging. Access to driveway and garage.



REAR GARDENS :

This lovely landscaped garden wraps around the property. Matures shrubs and planting in borders. Enclosed by closed board fencing offering a great deal of privacy. Lawned areas. Patio. Outside tap. Gate to front enclosed garden.



