

# 11 James Way, Gloucester GL3 3TE

**£550,000**

naylor powell

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• Extended four bedroom detached home with two en-suite shower rooms • Modern open plan kitchen & dining room with separate utility • Generous & versatile living accommodation throughout • Private & enclosed wrap around garden • Driveway with detached garage • Situated in the popular residential location of Hucclecote • Within walking distance to local amenities • Great transport links between Gloucester & Cheltenham • EPC rating TBC • Tewkesbury Borough Council - (£2,837.26 per annum 2026/27)

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59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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## Accommodation

The ground floor offers a spacious living room, providing a comfortable space to relax and unwind, alongside an impressive kitchen/dining room fitted with sage-green cabinetry, ample worktop space and a range-style cooker. There is plenty of room for a family dining table, making it ideal for everyday meals and entertaining, with an archway leading through to the living room. A separate utility room provides additional storage and space for laundry appliances.

A further ground floor bedroom offers excellent versatility and is served by its own shower room, making it ideal for multi-generational living, guests or those seeking single-level accommodation. Alternatively, this room could be used as a second reception room, home office or snug, depending on individual needs.

The first floor comprises three well-proportioned bedrooms, offering versatile accommodation for families. The master bedroom benefits from its own en-suite shower room and fitted wardrobes, providing a comfortable and practical retreat. The remaining two bedrooms offer flexibility for children, guests or those requiring a home office, with space for bedroom furniture and storage. Completing the accommodation is a family bathroom, fitted with a bath, shower, wash basin and WC, featuring striking blue tiling and contemporary-style fittings. The landing provides access to all three bedrooms and the family bathroom, creating a practical layout suited to modern family living.

## Outside

Wrapping round the entirety of the property, the beautifully landscaped





garden provides many seating areas to benefit from the sun at all times of the day. The pond helps to create a tranquil and peaceful setting whilst mature trees and hedgerows help to create privacy to the area. Additional log stores and sheds provide suitable storage space within the garden with gated access opening to the front of the property where the driveway is found providing off-road parking for multiple vehicles.

**Garage**

Detached garage adjacent to the property is accessed via up and over door from the driveway and benefits from power and lighting.

**Location**

Located within the popular area of Hucclecote, various local amenities include the local junior schools Hillview and Dinglewell and access to several secondary and grammar schools located within the City. A short distance away is access to the M5 providing ideal links to Birmingham and Bristol whilst a direct line to London Paddington can be located at Gloucester Station.

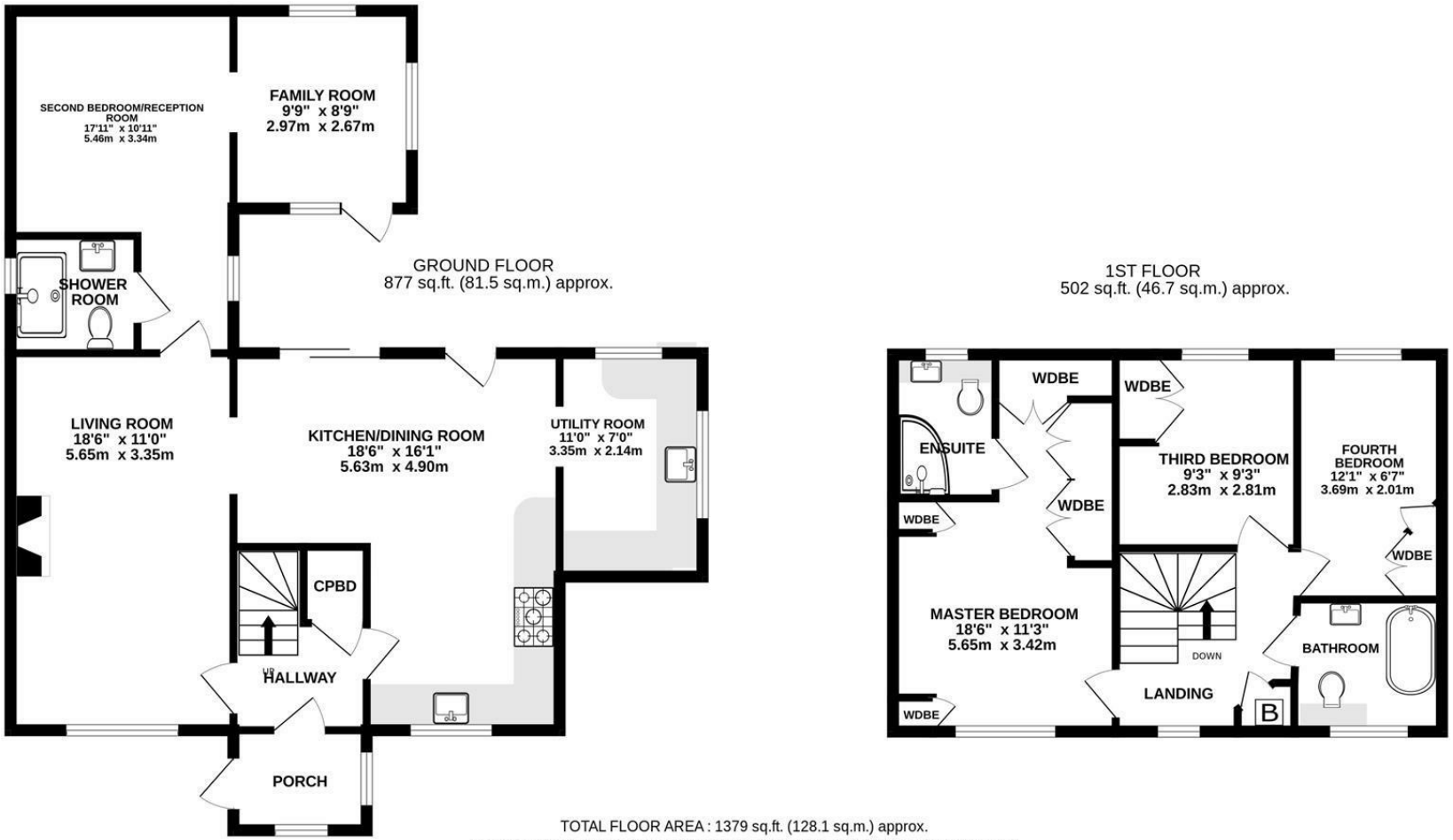
**Material Information**

Tenure - Freehold
Council Tax Band - E
Tewkesbury Borough Council - (£2,837.26 per annum 2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband speed: Basic 12mb, Superfast 80mb, Ultrafast 1000mb
Mobile phone coverage: Vodafone, EE, Three and O2










TOTAL FLOOR AREA : 1379 sq.ft. (128.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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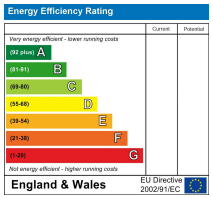
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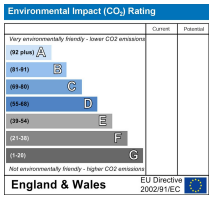
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.




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