



1 Mayfield Drive

Hucclecote, Gloucester, GL3 3DS

Offers in excess of £300,000



Murdock & Wasley Estate Agents are delighted to present this extended three-bedroom semi-detached home, ideally located in the highly sought-after area of Hucclecote.

Set on a generous wraparound corner plot, this property not only offers an impressive amount of outdoor space but also provides excellent potential for further extension (subject to the necessary consents), making it a fantastic opportunity for buyers looking to add their own touch in the future.

The layout comprises: a welcoming entrance hall, a bright and comfortable lounge, a separate dining room, a well-appointed kitchen, a conservatory, and a modern ground-floor bathroom.

Upstairs, there are three well-proportioned bedrooms.

Outside, the enclosed rear garden offers both privacy and versatility, while the driveway at the rear provides off-road parking in front of the garage.



Entrance Hall

Accessed via upvc double glazed door. Stairs to first floor landing. Doors lead off:

Lounge

Television point, power point, wall mounted radiator, front aspect upvc double glazed half bay window.

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with storage below and mixer tap and wall mounted vanity mirror above, panelled bath with shower and taps over, wall mounted heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights, side aspect frosted upvc double glazed window.

Dining Room

Power points, wall mounted radiator, space for dining table, door to under stairs storage, rear aspect upvc double glazed french door. Door leads off:

Kitchen

Range of base, wall and drawer mounted units, roll top worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Integral fridge freezer, space for washing machine and dishwasher, wall mounted vertical radiator, rear aspect upvc double glazed window, rear aspect upvc double glazed door leads off:

Conservatory

Of brick base with power points, wall mounted radiator, side and rear aspect upvc double glazed windows, side aspect upvc double glazed french door leading to the garden.

Landing

Access to boarded loft via hatch and drop down ladder.

Bedroom One

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

Bedroom Two

Power points, wall mounted radiator, built in wardrobes, side and rear aspect upvc double glazed windows.

Bedroom Three

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

Garage

Accessed via up'n'over door with power and lighting.

Outside

To the front of the property a garden laid to lawn sides a bloc paved path leading to the front door,

To the side of the property another garden laid to lawn sides the bloc paved path leading to the front door and beyond that a gate that provides access to the rear garden.

To the rear of the property a brick paved patio leads down to a garden laid to artificial grass which in turn leads to a wooden decked area providing space for garden furniture. This is enclosed by brick wall with another gate providing access to a bloc paved driveway directly in front of the garage

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

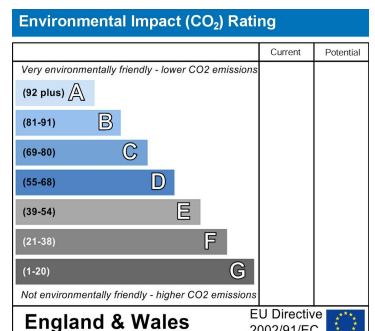
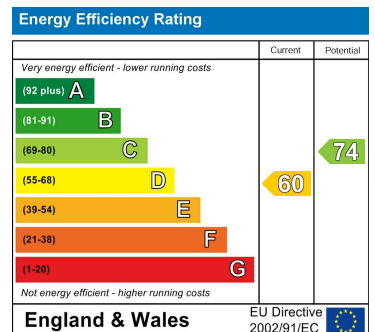
Local Authority

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.



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