

21 Stocken Close, Hucclecote GL3 3UL

£360,000

naylor powell

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• Three-bedroom detached house • Master bedroom with en-suite shower room • Spacious living room • Bright conservatory/dining room • Modern fitted kitchen • Separate utility area • Downstairs cloakroom • Off-road parking and garage • EPC Rating C69 • Tewkesbury Borough Council, Tax Band D - £2321.40 per annum (2026/2027)

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950
hucclecote@naylorpowell.com
www.naylorpowell.com

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Accommodation
The ground floor offers a well-presented and spacious layout, comprising an entrance hallway, modern fitted kitchen with a range of wall and base units, integrated oven and hob, and space for appliances. The generous living room provides an excellent space for relaxing and entertaining, with attractive wood-effect flooring and feature exposed brick-effect wall, while the adjoining conservatory/dining room enjoys plenty of natural light and views over the rear garden. A useful downstairs cloakroom and separate utility area complete the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, providing comfortable accommodation for a family or those requiring additional home-working space. The master bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by the family bathroom, fitted with a panelled bath, wash hand basin and WC. The landing provides access to all three bedrooms and the bathrooms.

Outside
To the front of the property is a generous Tarmac and gravelled driveway providing ample off-road parking and access to the integral garage. A paved pathway leads to the front entrance.

The enclosed rear garden is mainly laid to lawn and offers a paved patio area, ideal for outdoor dining and entertaining. The garden is enclosed by fencing and benefits from a useful garden shed, with a pathway leading to the conservatory.

Garage
Integral garage with an up and over door providing great storage space. Power and lighting.

Location
The popular suburb of Hucclecote has lots to offer with an array of shops, transport links, and schools. Various local amenities include the local Dinglewell Junior School as well as 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, while a direct line to London Paddington can be found at Gloucester Station. There are also regular bus services to both Cheltenham and Gloucester.

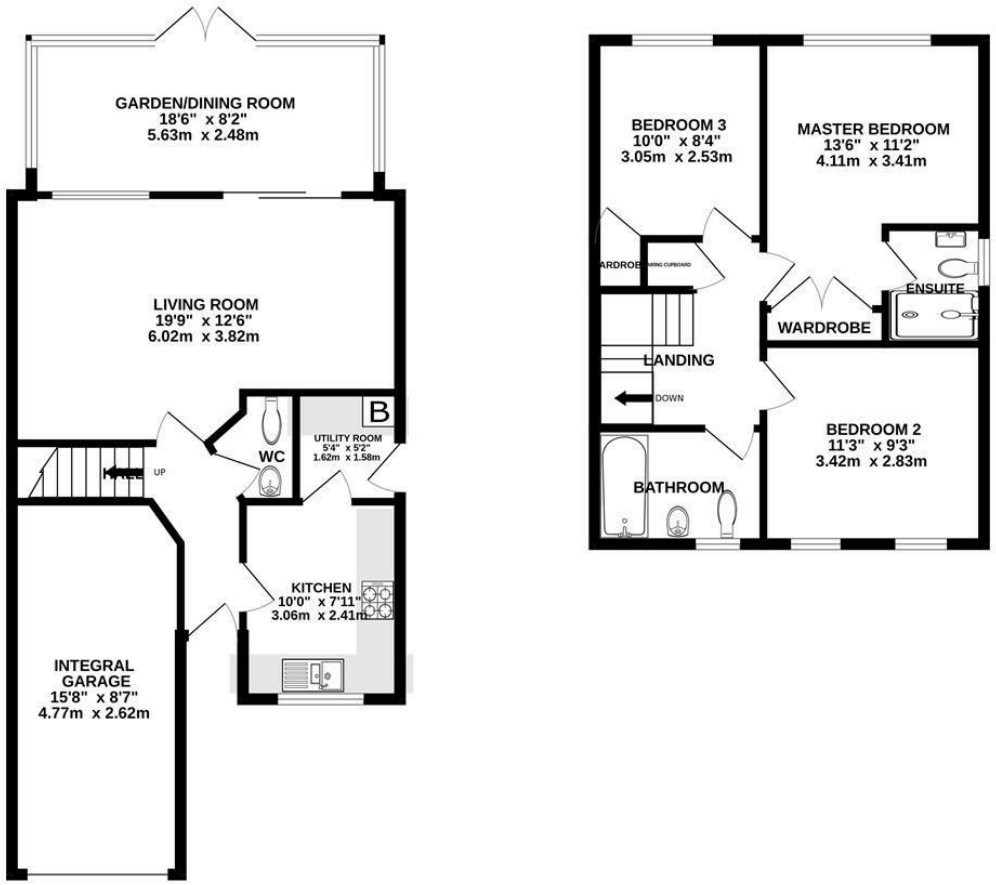
Material Information
Tenure: Freehold.
Council Tax band: Tax band D
Local authority and rates: Tewkesbury Borough Council - £2321.40 per annum (2026/2027)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Central heating.
Broadband speed: Standard: 11Mbps, Superfast: 74 Mbps, Ultrafast: 1000Mbps.
Mobile phone coverage: EE(Likely) Three(Likely) 02(Likely) Vodafone(Likely).





GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.

1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



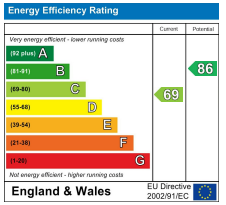
TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) approx.

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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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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