



26 Kingscroft Road, Gloucester, GL3 3RG

Asking Price £450,000

Situated in the highly sought-after suburb of Hucclecote, this attractive and spacious four-bedroom semi-detached home offers generous and versatile accommodation. Located in a desirable residential position and within easy reach of excellent local schools, amenities, transport links, and Gloucester city centre, making it the perfect family home.

The accommodation is well presented throughout and comprises a welcoming entrance hall with additional storage. Leading to the two reception rooms currently used as a snug and home office. The additional downstairs bathroom is ideal for growing families.

To the back of the house is the hub of the home consisting of the open plan lounge / diner and kitchen with bi-folds opening on to the landscaped garden.

On the first floor there are two double bedrooms, both with built in wardrobes, a single bedroom also currently used as a home office and a modern family bathroom with roll top bath and shower.

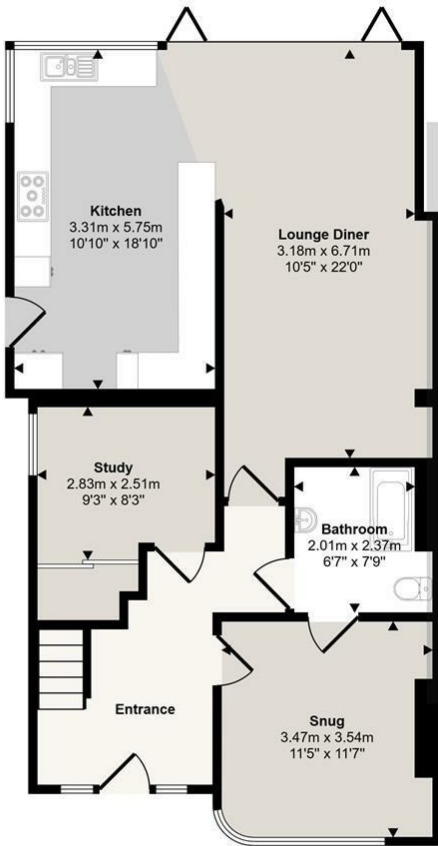
The top floor is home to the principle bedroom with en suite shower room and an abundance of storage in the eaves with a beautiful view overlooking the surrounding area.

Externally, the home enjoys a private rear garden, offering an excellent space for outdoor dining, relaxation, and family activities including decking space, covered hot tub space and side access. To the front is driveway parking for at least two cars.

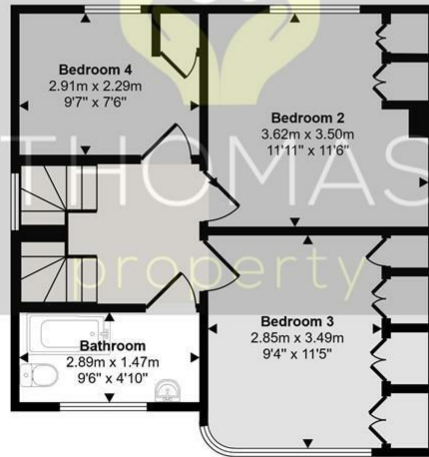
A truly stunning family home which needs to be viewed to be appreciated!

- Beautiful four bedroom family home
 - Open plan family living
 - Driveway parking for multiple vehicles
 - Good sized landscaped garden
 - Three reception rooms
 - Three bathrooms

Approx Gross Internal Area
154 sq m / 1654 sq ft



Ground Floor
Approx 84 sq m / 901 sq ft



First Floor
Approx 45 sq m / 485 sq ft

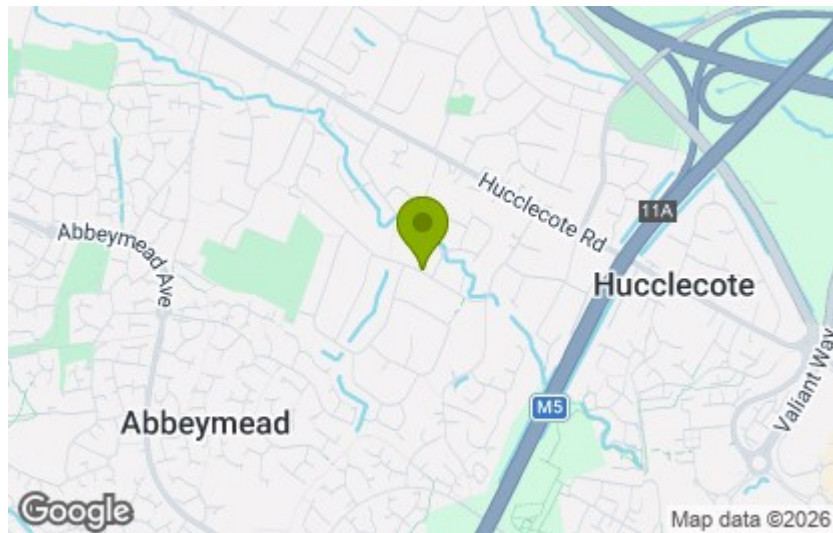


Second Floor
Approx 25 sq m / 269 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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