



## 2 Hidcote Road, Gloucester, GL3 4UW

Asking Price £395,000

Attractive modern Eco-Friendly double bay fronted home presenting an exceptional opportunity for families, couples or downsizers, commanding a desirable sizable corner plot.

Upon entering to your right, you are welcomed into a spacious triple aspect lounge, which is bathed in natural light, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the contemporary open-plan fitted kitchen diner, designed for both functionality and style. French doors seamlessly connect this space to the walled secure garden, perfect for outdoor entertaining or simply enjoying a quiet moment in the fresh air.

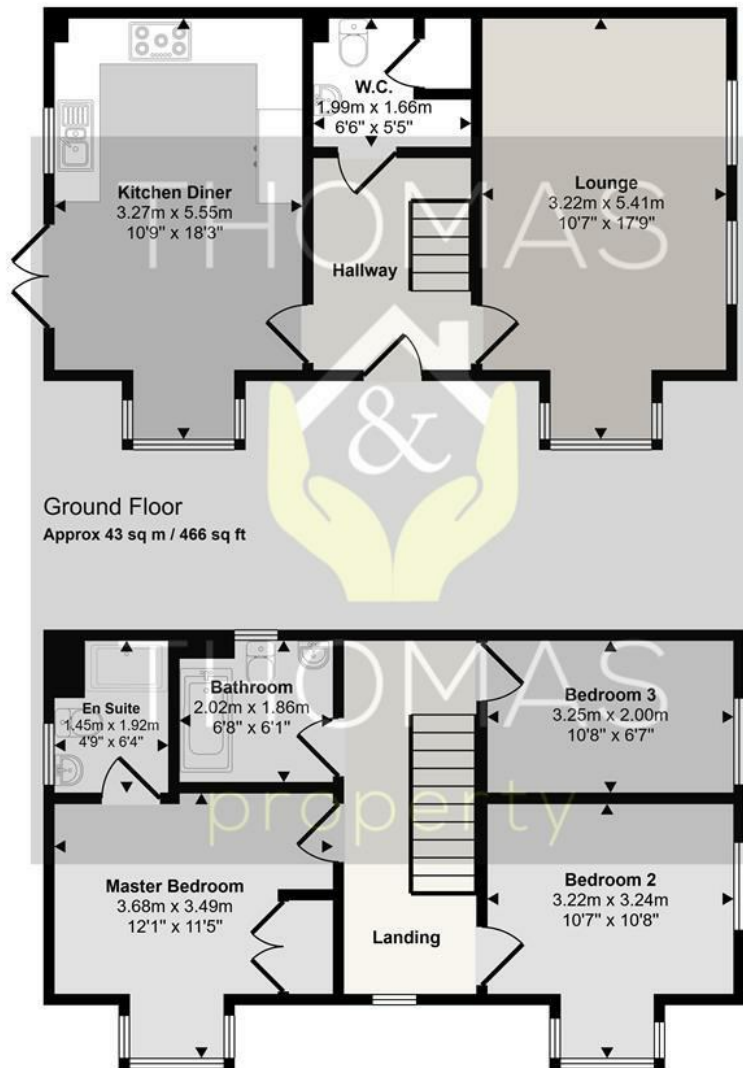
This delightful home features three generously sized bedrooms, each thoughtfully designed to accommodate family life. The master bedroom benefits from a modern en-suite, while the additional family bathroom and convenient downstairs cloakroom ensure that all needs are met with ease.

The property also includes a driveway and garage, providing ample parking and storage solutions. The secure walled garden offers a private retreat, ideal for children to play or for hosting gatherings with friends and family.

In summary, this eco-friendly home offers, air-source heat pump which serves heating and hot water, car charger & solar panels with battery storage, this combines modern living with comfort and convenience, making it an ideal choice for those seeking a family-friendly environment in a sought-after location. Don't miss the chance to make this beautiful house your new home.

- Attractive ECO Friendly double bay fronted home.
- Commanding a sizable corner plot with walled garden for extra privacy.
- Triple aspect lounge, which is bathed in natural light, creating a warm and inviting atmosphere
- Contemporary open-plan fitted kitchen diner, designed for both functionality and style
- Three bedrooms serviced by En-suite, family bathroom and cloakroom ensure that all needs are met with ease.
- Driveway and garage, providing ample parking and storage solutions.

Approx Gross Internal Area  
87 sq m / 935 sq ft



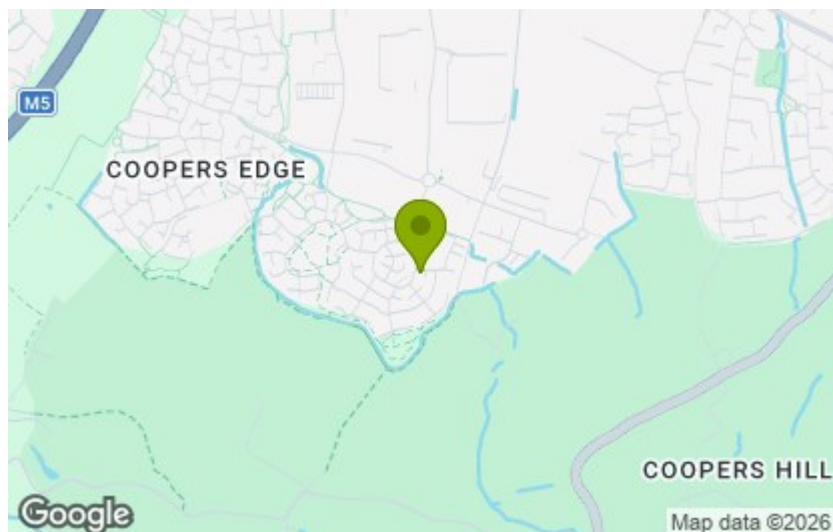
Ground Floor  
Approx 43 sq m / 466 sq ft

First Floor  
Approx 44 sq m / 469 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                             | 83      | 86        |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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