



# Farr & Farr

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**PRICE: £315,000**

**REF : H23928/SM**

**36 LYNTON ROAD  
HUCCLECOTE  
GLOUCESTER  
GL3 3HX**



**A WELL EXTENDED 4 BEDROOMED SEMI DETACHED  
FAMILY HOUSE WITH OPEN ASPECT TO REAR**

**City Centre:**

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025

**Hucclecote:**

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355

**Longlevens:**

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER  
☎ 01452 857421

**Lettings:**

40 Oxstalls Way  
Gloucester GL2 0JQ  
☎ 01452 238298

### **36 LYNTON ROAD, HUCCLECOTE, GLOUCESTER, GL3 3HX**

No 36 has been the subject of a large two storey extension to the side, and now offers practical, spacious family accommodation, including four bedrooms, a fitted extended kitchen and adjoining utility room, a downstairs cloakroom and UPVC conservatory. To the exterior, a 20ft garage, ample parking and private gardens.

Lynton Road is a popular and quiet residential road, situated off Dinglewell in this highly sought after location in Hucclecote. Excellent local shopping is within easy reach. Some of Gloucester's best schools including Dinglewell are close by and access to both Gloucester, Cheltenham and the M5 motorway is only a short drive.

**FOUR BEDROOMS; FAMILY BATHROOM; LOUNGE; DINING ROOM; UPVC CONSERVATORY; FITTED KITCHEN; UTILITY ROOM; CLOAKROOM; GAS CENTRAL HEATING; DOUBLE GLAZING; GARAGE; PARKING; LOVELY PRIVATE LANDSCAPED GARDENS**

#### **ENTRANCE HALL :**

Radiator. Staircase to landing. Understairs cupboard with hanging area. Oak effect laminate flooring.

#### **LOUNGE : 14'4 x 11'8**

Bay window to front. Radiator. TV point.



**DINING ROOM : 12' x 10'8**

Double glazed patio doors into conservatory. Radiator.



**CONSERVATORY : 11' x 8'10**

Ceramic tiled floor. Two wall light points. UPVC double glazed door to garden.



**KITCHEN : 16'6 x 7'6**

Window to rear. Well fitted kitchen with inset one and a half bowl stainless steel sink unit with mixer taps. Wall and base units with worktops. Part tiled walls. Under unit lighting. Wide space for range cooker with Baumatic stainless steel and glass cooker hood above. Integrated fridge and freezer. Integrated dishwasher. Inset ceiling spotlight and two velux windows.





**UTILITY ROOM : 10'4 x 4**

Velux windows. Worktops with plumbing for washing and space for dryer below. Radiator. Vinyl floor. Tall store cupboard. UPVC double glazed door to outside.

**CLOAKROOM :**

Low level WC with concealed cistern. Vanity wash hand basin with tiled splashback. Vinyl floor. Radiator. Extractor fan.

**FIRST FLOOR :**

**LANDING :**

Access to loft which has ladder & light and houses the Worcester combination gas boiler.

**BEDROOM ONE : 12'7 x 10'8**

Window to rear. Built in wardrobes in recesses with drawers below. Double radiator. Large mirror in recess. Two bedside lights. Three built in chest of drawers and a dressing table unit.



**BEDROOM TWO : 12'2 x 10'9**

Double radiator. Built in cupboard. Window to front.



**BEDROOM THREE : 14'5 x 7'1**

Windows to front and rear. Radiator.



**BEDROOM FOUR : 8'4 x 6'3**

Window to front. Telephone point. Radiator.

**BATHROOM :**

Window to side. White suite of panelled bath with shower. Tiled splashbacks. Inset bevelled mirror. Wash hand basin with cupboard below. Low level WC with concealed cistern. Medicine cabinet. Vertical heated towel rail. Extractor fan.



**EXTERIOR :**

**FRONT GARDEN :**

Brick pavia driveway and parking for several vehicles edged with wall and fencing.

**GARAGE : 19'10 x 10'**

Roller door. Shelving. Power and light. Half glazed personnel door to rear gardens.

**REAR GARDENS :**

With large area of paved terrace with pergola. Outside lighting. Security lighting. Outside tap. Raised beds, trellising and mature shrub borders.

**WOODEN OUTBUILDING/OFFICE : 3m x 4m**

Insulated wooden building/office with light and power.

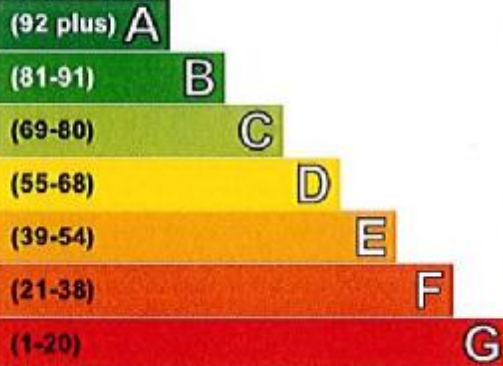


**NOTE : ALL MEASUREMENTS ARE APPROXIMATE  
VIEWING BY APPOINTMENT WITH THE AGENT**



# Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
66	81

