



34 BIRCHER WAY  
Hucclecote | Gloucestershire | GL3 3QL

HUGHES **HS** SEALEY *Incorporating*





# Welcome to... 34 BIRCHER WAY

Welcome to 34 Bircher Way, a modern, four-bedroom, detached, family home located on a prominent development in a favoured area within Gloucestershire. Beautifully presented, the home is ready to move into and enjoy from the very first moment.

Internally the property benefits from a central entrance hall which gives access to all the ground floor rooms, which include a cloakroom, living room with bay fronted window and a lovely, spacious kitchen/dining room which runs across the back of the property and enjoys French doors leading directly into the rear garden.

The kitchen benefits from an array of units and a host of integral units as well as a utility cupboard, which houses the washing machine and tumble dryer.

Upstairs are four good sized bedrooms with the main bedroom and guest bedroom benefiting from fitted wardrobes. Furthermore, the master bedroom boasts an en suite shower room. Completing the upstairs accommodation is the three-piece family bathroom.

Externally there is driveway parking for three-four cars which in turn leads to a tandem garage which benefits from light, power and side access to the rear garden. The garden itself encompasses a paved terrace, lawns and gated side access and is enclosed by panel fencing.

## KEY FEATURES

- Modern, detached four-bedroom family home located on prominent development
- Beautifully presented and ready to move into and enjoy
- Living room to the front aspect with bay fronted window
- Spacious kitchen/dining room running across the rear of the property
- French doors from the living room lead directly into the rear garden
- Master bedroom with en suite shower room and fitted wardrobes
- Guest bedroom also benefits from fitted wardrobes
- Two further bedrooms
- Three-piece family bathroom
- Enclosed rear garden featuring paved terrace, lawns and gated side access
- Driveway parking and tandem garage benefiting from light and power

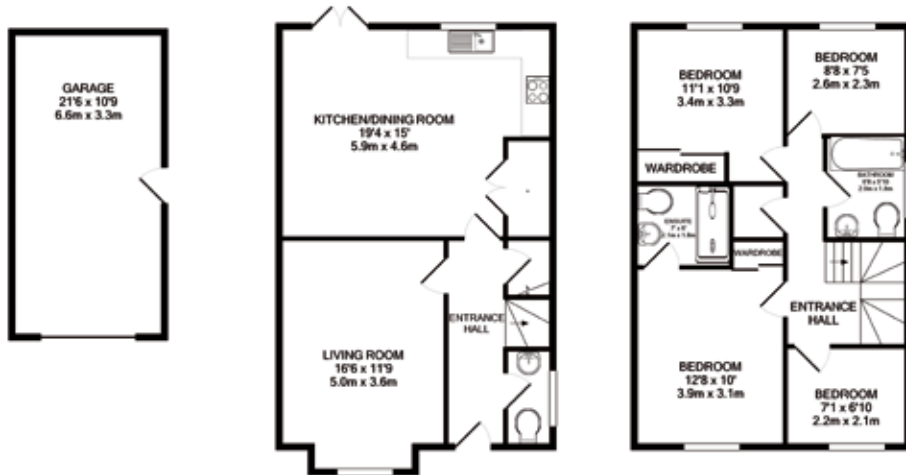
## DIRECTIONS

Please enter the following postcode into your sat nav system: GL3 3QL.

The property can be identified by our For Sale sign.







Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, 113 Promenade, Cheltenham, Gloucestershire GL50 1NW.



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HUGHES SEALEY *Incorporating* Fine & Country  
Email: [cheltenham@hughessealey.co.uk](mailto:cheltenham@hughessealey.co.uk) or [cheltenham@fineandcountry.com](mailto:cheltenham@fineandcountry.com)  
Tel: +44 (0)1242 220080 | 13 Promenade, Cheltenham, Gloucestershire GL50 1NW

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