



20 Mill Lane

Brockworth, GL3 4QL

Offers in excess of £725,000



Situated on an impressive plot of approximately one-fifth of an acre, this executive four-bedroom detached home offers a blend of space, privacy, and elegance. The property is accessed via a sweeping driveway that leads to ample parking, a double garage, and the entrance to this stunning residence. The accommodation comprises of: Entrance hallway, cloakroom, study room, two reception rooms & kitchen. Upstairs are four double bedrooms, en-suite & bathroom. To the side of the property we have a double garage & ample parking. To the rear is a generous size garden which is laid to lawn.

This home truly needs to be seen to be fully appreciated. The combination of its prime location, substantial plot, and quality finish make it a standout property.



Entrance Hallway 14'10" x 6'3" (4.53 x 1.93)

Approached via double glazed front door, radiator, power points, stairs to first floor, two storage cupboards, doors to study room, kitchen, dining room & lounge.

Study Room 6'4" x 2'10" (1.94 x 0.87)

Upvc frosted double glazed window to front, power points, radiator.

Lounge 17'9" x 10'7" (5.43 x 3.25)

Upvc double glazed windows to front & Upvc double glazed sliding doors to rear, radiator, power points, television point.

Dining Room 11'8" x 10'11" (3.56 x 3.35)

Upvc double glazed windows to rear, radiator, power points.

Kitchen 14'7" x 10'4" (4.45 x 3.15)

Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate induction hob & hood, built in appliances, radiator, power points, archway to:

Utility 9'0" x 8'8" (2.75 x 2.66)

Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drain, plumbing for washing machine & tumble dryer, power points. Door to:

Rear Porch 4'0" x 3'6" (1.23 x 1.09)

Upvc double glazed door to rear, radiator. Door to:

Cloakroom 4'9" x 3'11" (1.47 x 1.21)

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, towel rail.

First Floor Landing

Upvc frosted double glazed windows to front, access to loft via hatch, radiator. Doors to all rooms.

Bedroom 1 11'9" x 11'9" (3.60 x 3.60)

Upvc double glazed windows to side & rear, radiator, power points. Door to:

En-Suite

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, tiled walls, heated towel rail.

Bedroom 2 10'11" x 10'1" (3.33 x 3.09)

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 3 8'11" x 8'6" (2.72 x 2.61)

Upvc double glazed windows to rear, radiator, power points.

Bedroom 4 9'2" x 7'11" (2.81 x 2.42)

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bathroom

Upvc frosted window to front, four piece suite comprising of panelled bath, separate shower cubicle, tiled walls, heated towel rail.

Rear Garden

A beautifully maintained area which is mainly laid to lawn, an area which is also paved & raised decking area. Cold water tap, gated side access.

Double Garage

Power & lighting.

Tenure

Freehold.

Services

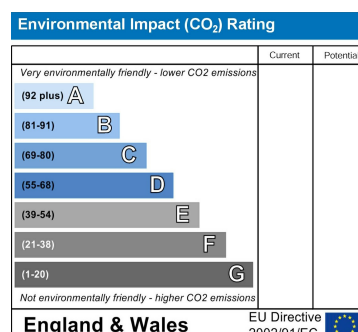
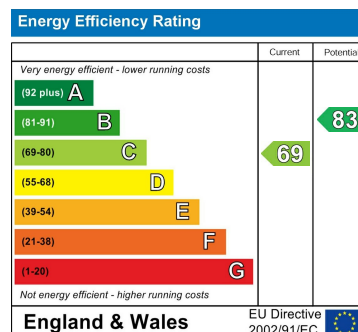
Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band F

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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