



## 44 Chestnut Road

Brockworth, Gloucester, GL3 4FW

**£315,000**



We are delighted to offer this beautifully presented family home, perfectly positioned within walking distance of local schools and a wide range of amenities.

The accommodation briefly comprises a welcoming entrance with downstairs WC, a spacious lounge, and a well presented kitchen/diner featuring French doors opening onto a private, enclosed rear garden – ideal for both entertaining and family living.

Upstairs offers three well-proportioned bedrooms, with the master benefiting from an en-suite shower room, alongside a contemporary family bathroom.



## Entrance Hallway

Approached via double glazed front door, radiator, power points, stairs leading to first floor, doors to both cloakroom & lounge.

## Cloakroom

Low level wc & pedestal wash hand basin, radiator, partly tiled walls, towel rail.

## Lounge

Upvc double glazed windows to both front & side, television point, radiator, power points. Door through to:

## Open Plan Kitchen/Diner

Upvc double glazed french doors & windows to rear, eye & base level units with roll edge work tops, sink/drainer, electric oven with gas hob & hood, space for fridge/freezer, built in dishwasher, wall mounted combination boiler, under stairs storage cupboard, radiator, tiled flooring & power points.

## First Floor Landing

Airing cupboard, recessed down light, doors to all rooms.

## Bedroom 1

Upvc double glazed windows to both front & side, access to loft via hatch, power points, radiator, built in wardrobes, door to en-suite.

## En-Suite

Modern suite comprising of shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls.

## Bedroom 2

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

## Bedroom 3

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

## Bathroom

Upvc double glazed frosted windows to front, panelled bath, low level wc & pedestal wash hand basin, towel rail, radiator, storage cupboard.

## Rear Garden

An enclosed rear garden which is partly paved, mainly laid to lawn, gated rear access & door to garage.

## Garage

Up & over door with power & lighting.

## Tenure

Freehold.

## Services

Mains water, gas, electricity & drainage.

## Local Authority

Tewkesbury Borough Council- Band C

## 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.



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