



## 19 Somerdale Avenue Brockworth, Gloucester, GL3 4WQ

**£410,000**



Murdock & Wasley Estate Agents are delighted to present this beautifully presented four-bedroom detached Taylor Wimpey home, built in 2021 and situated within the highly sought-after Perrybrook development in Brockworth, offering stylish and contemporary living throughout.

Finished to a high standard, the accommodation includes a welcoming entrance hall, cloakroom/WC, utility room, spacious lounge and an impressive open-plan kitchen/diner with integrated appliances, ideal for both family life and entertaining. Upstairs are four generous bedrooms, including a principal bedroom with en-suite, along with a contemporary family bathroom, both featuring floor-to-ceiling tiling.

Outside, the property enjoys a well-maintained garden, off-street parking and a garage. An exceptional home where early viewing is strongly recommended.



## Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, storage cupboard, laminate flooring, stairs leading to first floor with under stairs storage, doors leading to cloakroom, lounge & kitchen/diner.

## Cloakroom

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

## Lounge

Upvc double glazed windows to front, radiator, power points, television point.

## Open Plan Kitchen/Diner

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drainer, electric double oven with separate gas hob & hood, built in appliances, radiator, power points, partly tiled walls, cupboard housing combination boiler.

## Utility

Base level units with roll edge work tops, space for further appliances, radiator.

## First Floor Landing

Access to loft via hatch, radiator, doors to all rooms.

## Bedroom 1

Upvc double glazed windows to front, radiator, power points. Door to:

## En-Suite

Shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights, partly tiled walls.

## Bedroom 2

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

## Bedroom 3

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

## Bedroom 4

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

## Bathroom

Panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights. partly tiled walls.

## Rear Garden

An enclosed area which is partly paved, area laid to artificial lawn, gated side access.

## Garage

Up & over door.

## Tenure

Freehold.

## Local Authority

Tewkesbury Borough Council

Council Tax Band: D

## Services

Mains water, gas, electricity and drainage.

## Awaiting Vendor Approval

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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