



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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