



2 Walnut Close

Brockworth, Gloucester, GL3 4FY

Offers in excess of £350,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this well-presented detached family home, situated in the sought-after area of Brockworth.

The accommodation briefly comprises an entrance hallway, cloakroom, lounge, and a modern kitchen/diner with utility room. Upstairs offers three well-proportioned bedrooms, including a master bedroom with en-suite, alongside a contemporary family bathroom.

Externally, the property benefits from a low-maintenance enclosed rear garden, with gated access leading to the garage and off-road parking. The home also benefits from solar panels, enhancing its energy efficiency.

Situated in Brockworth, the property enjoys excellent transport links, including easy access to the M5, along with a range of local amenities, schools, and leisure facilities nearby, making it ideal for families and commuters alike.



Entrance Hallway

Accessed via composite front door, stairs to first floor landing. doors lead off:

Cloakroom

Suite comprising, low level wc, pedestal wash basin with mixer tap over, wall mounted radiator and over head lighting.

Lounge

Television point, data point, power points, wall mounted radiator, front and side aspect upvc double glazed windows.

Kitchen / Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, one and half bowl stainless steel sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring induction hob and extractor hood over. Integral dishwasher and fridge freezer. Space for dining table, front and side aspect upvc double glazed windows, rear aspect upvc double glazed french door leading to garden. Door leads off:

Utility Room

Range of base mounted units, laminate worksurfaces. Appliance points, power points, space for washing machine, and tumble dryer, rear aspect upvc double glazed door leading to side access.

Landing

Access to loft via hatch, wall mounted radiator, door to storage cupboard, rear aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, wall mounted radiator, built in wardrobes front aspect upvc double glazed window. Door leads off:

Ensuite

Suite comprising double step in cubicle with shower over, low level wc, pedestal wash hand basin with mixer tap over, wall mounted heated towel rail, partly tiled walls, front aspect frosted upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, built in wardrobes, door to over stairs storage, front aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, side aspect upvc double glazed window.

Bedroom Four

Suite comprising low level wc, panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer tap over, wall mounted heated towel rail, partly tiled walls, side aspect frosted upvc double glazed window.

Outside

To the front of the property a flagstone path surrounded by decorative stone leads to the front door.

To the side of the property a patio leads down to a garden laid to lawn whilst enclosed by wooden fencing and a brick wall. A wooden gate leads to a drive laid to tarmac in front of the garage.

Garage

Up & Over door with power and lighting.

Services

Mains water, gas, electricity, solar & drainage.

Tenure

Freehold

Local Authority

Tewkesbury Borough Council

Tax 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.

Agent Note

We have been advised this property benefits from solar panels of which are fully owned.

Installed by Severn Sparks Ltd in 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		100*	100*
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

