



## 4 Spinners Road

Brockworth, Gloucester, GL3 4LR

**£387,500**



This well-presented detached family home is situated on the ever-popular Cotswold Chase development in Brockworth, offering excellent access to both Cheltenham and Gloucester.

The property is ideally positioned close to a range of local amenities, including Gloucester Business Park, and highly regarded schools such as the outstanding Castle Hill Primary School and well-respected Chosen Hill Secondary School.

The ground floor comprises a welcoming entrance hall, downstairs cloakroom, spacious lounge, and a modern kitchen/diner complete with integrated appliances — perfect for family living and entertaining.

Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom with a stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom accessed from the inviting landing.





### Entrance Hallway

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

### Cloakroom

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

### Lounge

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

### Open Plan Kitchen/Diner

Upvc double glazed french doors & windows to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with separate gas hob & hood, built in fridge/freezer, dishwasher & washing machine, tiled flooring, power points, under stairs storage.

### First Floor Landing

Loft hatch, radiator, doors to all rooms.

### Bedroom 1

Upvc double glazed windows to rear, radiator, power points, door to:

### En-Suite

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

### Bedroom 2

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

### Bedroom 3

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

### Bedroom 4

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

### Bathroom

Upvc frosted double glazed window to side, panelled bath, low level wc & pedestal wash hand basin, partly tiled walls.

### Rear Garden

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

### Garage

Up & over door with power & lighting.

### Tenure

Freehold. There is a service charge of £187.00 paid every 6 months.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Tewkesbury Borough Council- Band D

### 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		89
(81-91) B		
(69-80) C	78	
(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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