



## 52 Peregrine Road

Brockworth, Gloucester, GL3 4ZE

**£289,950**



Murdock & Wasley Estate Agents are delighted to welcome to the market this stunning Cotswold stone semi-detached home, perfectly positioned in a sought-after location, just a short walk from Nut Hill. The property comprises of: Entrance hallway, cloakroom, OPEN PLAN Kitchen/Diner/Lounge. Upstairs are three bedrooms, en-suite & family bathroom. Outside to the rear we have an enclosed garden with gated side access leading to the driveway to side.

An exciting opportunity for first-time buyers—early viewing is highly recommended



### Entrance Hallway 9'6 x 4'3 (2.90m x 1.30m)

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

### Cloakroom 5'10 x 3'10 (1.78m x 1.17m)

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

### Open Plan Kitchen/Diner/Lounge

#### Kitchen 9'11 x 8'0 (3.02m x 2.44m)

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drainer, electric oven with gas hob & hood, built in fridge/freezer, dishwasher & washing machine, cupboard housing combination boiler, power points, laminate flooring, recessed down lights. Opening to:

#### Lounge/Diner 16'8 x 15'4 (5.08m x 4.67m)

Upvc double glazed french doors to rear, television point, three radiators, power points, laminate flooring, under stairs storage cupboard.

### First Floor Landing

Access to loft via hatch, doors to all rooms.

#### Bedroom 1 10'2 x 8'11 (3.10m x 2.72m)

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

#### En-Suite 6'6 x 4'2 (1.98m x 1.27m)

Upvc frosted double glazed window to front, shower

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

#### Bedroom 2 10'4 x 8'10 (3.15m x 2.69m)

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

#### Bedroom 3 10'4 x 6'3 (3.15m x 1.91m)

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

#### Bathroom 6'8 x 5'5 (2.03m x 1.65m)

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail, recessed down lights.

### Rear Garden

An enclosed area which is partly paved, with an area laid to lawn, shed, gated side access.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Tewkesbury Borough Council- Band C

### 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.



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