



## 25 Bluebell Crescent

Brockworth, Gloucester, GL3 5AE

**Offers in excess of £305,000**



Murdock & Wasley Estate Agents are delighted to present this beautifully appointed three-bedroom home, situated within a sought-after modern development.

The well-presented accommodation comprises a welcoming entrance hallway, convenient cloakroom, spacious lounge, and a stylish kitchen and dining area, perfect for both everyday living and entertaining.

Upstairs, there are three generously sized bedrooms, including a master bedroom with en-suite, along with a modern family bathroom.

Externally, the property offers a well-maintained rear garden, ideal for outdoor enjoyment, and a driveway to the rear providing ample off-road parking.

This home is ideally suited to first-time buyers, downsizers or anyone seeking a low-maintenance modern property. Further benefits include UPVC double glazing throughout and the remaining NHBC warranty.



### Entrance Hallway

Accessed via upvc double glazed door, wall mounted radiator. Doors lead off:

### Wash Cloakroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, wall mounted radiator, partly tiled walls, tiled flooring.

### Lounge

Television point, data point, power point, wall mounted radiator, stairs to first floor landing, front aspect upvc double glazed window. Door leads off:

### Open Plan Kitchen / Diner

Range of wall, base and drawer mounted units, stone worksurfaces, composite sink and drainer with mixer tap over, eye level oven/ grill, four ring gas hob with extractor hood over. Appliance points, power points, wall mounted radiator. Integral fridge freezer and dishwasher washing machine, space for dining table, inset ceiling spotlights. Door to under stairs storage, rear aspect upvc double glazed window and rear aspect upvc double glazed french door leading out into the garden.

### First Floor Landing

Power point, access to loft via hatch. Doors lead off:

### Bedroom One

Power points, wall mounted radiator, rear aspect upvc double glazed window. Door leads off:

### En Suite

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

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

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

### Outside

To the front of the property a small garden laid to lawn is bordered by low level hedgerow.

To the rear of the property and garden with a mixture of decking, patio and artificial grass enclosed by wooden fencing and brick walling. A driveway laid to tarmac provides off road parking.

### Tenure

Freehold.

### Services

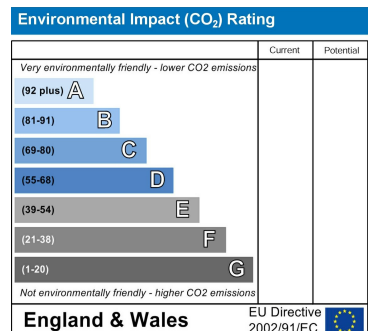
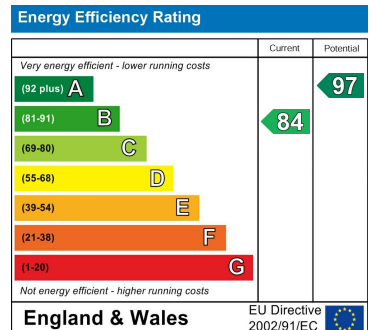
Mains water, gas, electricity & drainage.

### Local Authority

Tewkesbury Borough Council  
Council Tax 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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