Murdock & Wasley
ESTATE AGENTS

41 Boverton Avenue

Brockworth, Gloucester, GL3 4ER

£375,000

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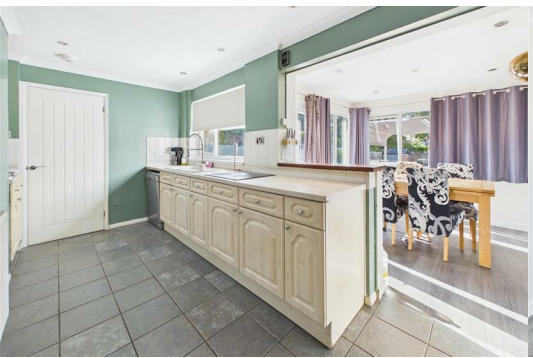
We are delighted to welcome to the open market this much-loved four-bedroom semi-detached family home, ideally positioned within a peaceful and highly sought-after cul-de-sac.
Offering a fantastic amount of space both internally and externally, this property is perfectly suited to growing families looking for generous and versatile accommodation. With ample room for family living, entertaining, and enjoying the outdoors, this is a home that truly needs to be viewed to appreciate everything it has to offer.

If space, privacy, and a quiet location are high on your wish list, look no further—early viewing is highly recommended.



Entrance Hallway
Accessed via a composite double-glazed front door, the welcoming entrance hall features laminate flooring, a radiator and recessed downlights. Stairs rise to the first floor with useful under-stairs storage space, while doors lead off to the lounge, cloakroom, garage and kitchen.

Cloakroom
Fitted with a low-level WC and pedestal wash hand basin, complemented by tiled walls and a heated towel rail.

Lounge
Featuring UPVC double-glazed windows to the front, the lounge offers a comfortable and well-presented space with laminate flooring, a radiator, television point and ample power points

Kitchen
A well-appointed kitchen featuring UPVC double-glazed windows to the rear, a range of eye- and base-level units with roll-edge worktops, and a sink with drainer. Integrated appliances include an electric double oven with separate induction hob and extractor hood, with further space available for additional appliances. The room is complemented by partly tiled walls, tiled flooring, a radiator and recessed downlights.

Dining Room
Featuring UPVC double-glazed windows throughout and a UPVC double-glazed door providing access to the side, this versatile room benefits from a television point, radiator, ample power points and recessed downlights.

First Floor Landing
Access to the loft is provided via a hatch, with doors leading to all three bedrooms and the family bathroom.

Bedroom 1
A spacious double bedroom featuring UPVC double-glazed windows to the front and side, allowing plenty of natural light. The room benefits from a radiator, power points, built-in wardrobes and access to the loft via hatch. A door leads through to the en-suite.

En-Suite
Fitted with a shower cubicle, low-level WC and pedestal wash hand basin, complemented by a heated towel rail and UPVC frosted double-glazed window to the rear.

Bedroom 2
UPVC double-glazed windows to the front, radiator, power points and a useful storage cupboard.

Bedroom 3
Featuring UPVC double-glazed windows to the front, radiator, power points and a useful built-in storage cupboard.

Bedroom 4
Upvc double glazed windows to rear, radiator, power points.

Bathroom
Fitted with a shower cubicle, low-level WC and pedestal wash hand basin, complemented by a heated towel rail and UPVC frosted double-glazed windows to the rear.

Rear Garden
A fantastic-sized, private rear garden which is not overlooked, offering an excellent degree of seclusion. The garden is partly paved with the remainder mainly laid to lawn, providing plenty of space for outdoor entertaining and relaxation. A hot tub is also included, creating an ideal space to unwind and enjoy the garden.

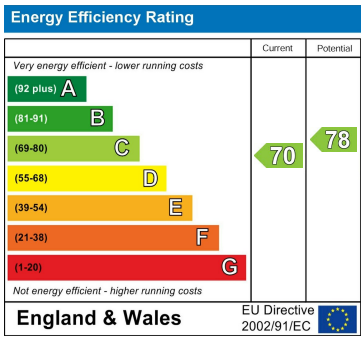
Garage
Upvc double glazed door to rear, Up & over door to front. Boiler.

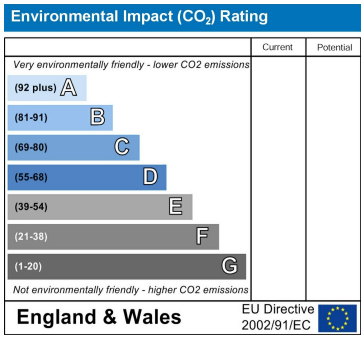
Tenure
Freehold.

Services
Mains water, drainage, gas, electricity.

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.





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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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