



11 Annatto Close

Brockworth, Gloucester, GL3 4XD

£400,000



Murdock & Wasley Estate Agents are delighted to bring to market this impressive four-bedroom detached family home, pleasantly positioned within the popular Annatto Close, Brockworth.

Offering spacious and well-balanced accommodation throughout, the ground floor comprises a welcoming entrance hallway, generous lounge, downstairs WC and a spacious kitchen diner, creating an excellent setting for both everyday family life and entertaining. A separate utility room provides further practicality and storage.

Upstairs, the property offers four bedrooms, with the master bedroom benefiting from its own en suite shower room, alongside a modern family bathroom serving the remaining bedrooms.

Externally, the property is further complemented by a garage and off-road parking, making this an excellent choice for growing families.



Entrance Hall

Accessed via composite front door, power points, radiator, stairs leading to first floor, doors leading to:

Living Room

Tv point, powerpoints, radiator, upvc double glazed window with front aspect.

WC

Low level WC, Hand wash basin with mixer tap over, inset ceiling spotlights.

Kitchen Diner

Range of base, drawer and wall mounted units with feature lighting, roll top worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, eye level double oven/grill, five ring gas hob with extractor hood over, integral dishwasher, space for dining table and chairs, radiator, rear aspect upvc double glazed windows. upvc double glazed patio doors leading to garden, door to utility room.

Utility Room

Base and wall mounted units, powerpoints, space for washing machine and tumble drier, radiator.

Bedroom One

Power points, radiator, front aspect upvc double glazed windows. Door to:

En Suite

Suite comprising double step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over, partly tiled walls. heated towel rail.

Bedroom Two

Power points, radiator, rear aspect upvc double glazed windows.

Bedroom Three

Power points, radiator, rear aspect upvc double glazed windows.

Bedroom Four

Power points, radiator, front aspect upvc double glazed windows.

Bathroom

Suite comprising bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, heated towel rail.

Outside

To the rear, the property benefits from a generously proportioned and fully enclosed garden, predominantly laid to lawn and providing an excellent outdoor space for families.

A paved patio area adjoining the property offers the perfect setting for outdoor dining, entertaining and summer seating, with a pathway providing convenient gated access to the garage and off road parking.

The garden enjoys an attractive open outlook towards the surrounding countryside and fields.

Tenure and Charges

Freehold

Service Charge £120 per annum

Services

Mains water, gas, drainage and electricity

Local Authority

Tewkesbury Borough Council

Council Tax 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		95
(81-91) B	85	
(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.

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