



**13 Roselle Drive, Gloucester, GL3 4GG**

**Offers Over £295,000**

Nestled in a tranquil cul-de-sac on Roselle Drive in the charming area of Brockworth, Gloucester, this delightful three bedroom semi-detached house offers an ideal family home. The property boasts modern features and a welcoming atmosphere, perfect for those seeking comfort and convenience.

The residence comprises of: Entrance hall with WC leading into the spacious lounge area, perfect for family life, with under stairs storage. The kitchen / diner is situated at the back of the property, with double doors opening on to the low maintenance garden with patio space for entertaining and handy side door to the garage.

The three well-proportioned bedrooms, provide ample space for family living, helped even more with the family bathroom and en suite to main.

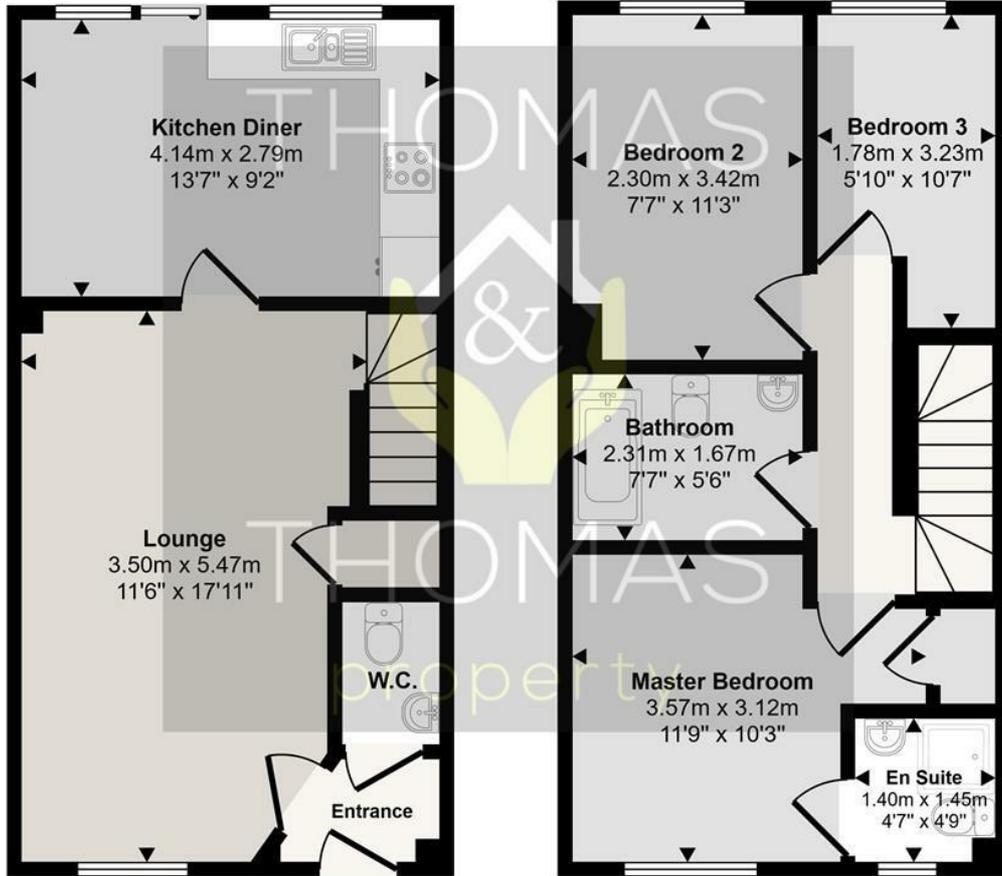
One of the standout features of this property is the off-road parking, along with a garage for additional storage or secure parking. This is particularly advantageous in a family setting, where convenience is key.

The location itself is a significant draw, offering a peaceful environment while still being within easy reach of local amenities and transport links. Families will appreciate the nearby parks and schools, making it an excellent choice for those with children.

In summary, this semi-detached house on Roselle Drive presents a wonderful opportunity for anyone looking to settle in a family-friendly neighbourhood. With its modern design, ample living space, and convenient parking, it is a property that truly deserves your attention.

- Semi Detached
- Three Bedrooms
- Family Bathroom, En Suite and WC
- Garage & Driveway Parking
- Quiet Location
- Close to local transport links

Approx Gross Internal Area  
72 sq m / 773 sq ft



**Ground Floor**  
Approx 35 sq m / 382 sq ft

**First Floor**  
Approx 36 sq m / 391 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	82
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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