

## 12 Linden Close,, Gloucester,, GL3 4GH

Asking Price £290,000

Modern semi-detached house, offering a delightful blend of comfort and contemporary living. Commanding a corner plot, the property enjoys a sense of seclusion, making it an ideal retreat for families.

Inside, the home boasts three well-proportioned bedrooms, including a master suite with built in wardrobes and en-suite ensuring privacy and convenience. The family bathroom & cloakroom are thoughtfully designed, catering to the needs of a busy household.

The heart of the home is the open-plan fitted kitchen diner, which is equipped with built-in appliances. This inviting space is perfect for both cooking and entertaining, with double-glazed French doors that seamlessly connect the indoors to the garden, allowing natural light to flood the area.

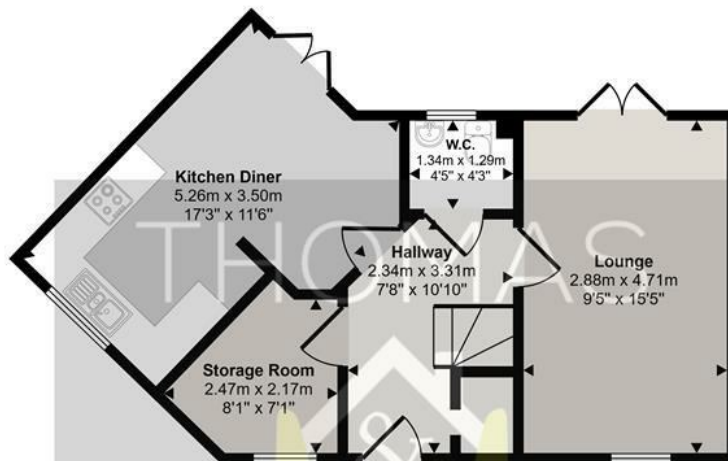
The double-aspect through living room provides a warm and welcoming atmosphere, perfect for relaxation, also leading outside connecting the garden to this family home. Additionally, there is a versatile study or playroom that can be tailored to suit your family's needs, whether for work or leisure.

The enclosed two-part garden is a safe haven for young families, offering ample space for children to play and for adults to unwind. The property also features a garage and driveway with EV Charger, providing convenient off-road parking.

This charming home in Brockworth is not just a property; it is a lifestyle choice, offering modern amenities in a peaceful setting. It is a perfect opportunity for those seeking a family-friendly environment with all the comforts of contemporary living.

- Modern semi-detached house commanding a corner plot.
- Three bedrooms, including a master suite with built in wardrobes & en-suite.
- Open-plan fitted kitchen diner, which is equipped with built-in appliances.
- Double-aspect through living room, complimented by a study or playroom.
- Garage with driveway & EV charger.
- Two-part garden is a safe haven for young families.

Approx Gross Internal Area  
90 sq m / 965 sq ft



Ground Floor  
Approx 44 sq m / 470 sq ft



First Floor  
Approx 46 sq m / 495 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	79	83
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		



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 firms employment has the authority to make or give any representation or warranty in respect of the property.