



53 Spinners Road

Brockworth, Gloucester, GL3 4LR

Offers in excess of £475,000









MWEA ESTATE AGENTS are delighted to welcome to the market this EXCEPTIONAL detached property tucked away in a popular position with wonderful views of greenery. Built by Bellway homes the "Wroughton design" offers fantastic living space throughout & we anticipate this to provide a strong amount of interest.

The accommodation on the ground floor comprises of: Entrance hallway, cloakroom, lounge, dining area (currently used as a study) & OPEN PLAN Kitchen/Diner.

Upstairs are four DOUBLE bedrooms, TWO EN-SUITES & the main family bathroom. Outside we have a PRIVATE garden which has been beautifully maintained & adjusted by the owner. To the side of the property is a DOUBLE GARAGE with parking for four vehicles comfortably.

Further benefits include Upvc double glazing throughout, gas central heating & remaining NHBC warranty.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, tiled flooring, central heating thermostat, stairs leading to first floor with under stairs storage space, doors to: lounge, kitchen/diner, dining room (study currently) & cloakroom.

Cloakroom

Upvc frosted double glazed window to rear, low level wc & pedestal wash hand basin, radiator, tiled flooring, partly tiled walls.

Lounge 24'3" x 10'5" (7.39m x 3.18m)

Upvc double glazed windows to front & french doors to rear, television point, two radiators, power points.

Dining Room 11'1" x 9'10" (3.38m x 3.00m)

Upvc double glazed windows to front, radiator, power points.

Open Plan Kitchen/Diner 23'7" x 11'5" (7.19m x 3.48m)

Upvc double glazed windows to side & Upvc double glazed doors to side, eye & base level units with roll edge work surfaces, sink/drainer, electric double oven with separate gas hob & hood, integral fridge/freezer, dish washer, wall mounted cupboard housing "Ideal Logic" boiler, radiator, tiled flooring, power points, recessed down lights, television point.

First Floor Landing

Upvc double glazed window to rear, a large cupboard with the water tank fitted. Access to loft via hatch, doors to all rooms.

Bedroom 1 13'5" x 11'5" (4.09m x 3.48m)

Upvc double glazed windows to front, radiator, power points, built in wardrobes, door too:

En-Suite Bathroom

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, tiled flooring, partly tiled walls, recessed down lights.

Bedroom 2 11'9" x 11'5" (3.58m x 3.48m)

Upvc double glazed windows to side, radiator, power points, door too:

En-Suite Bathroom

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls, recessed down light.

Bedroom 3 10'9" x 10'5" (3.28m x 3.18m)

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

Bedroom 4 11'5" x 11'1" (3.48m x 3.38m)

Upvc double glazed windows to front, radiator, power points.

Family Bathroom 11'9" x 9'10" (3.6 x 3.0)

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls, recessed down lights.

Rear Garden

A wonderfully appointed rear garden which is partly paved, mainly laid to artificial lawn, cold water tap, gated side access, door too:

Double Garage

Up & over door with power & lighting.

Tenure

Freehold. Please note there is a small service charge paid per year for the upkeep of the estate which is £125 every 6 months so £250 per annum.

Services

Mains water, gas, electricity & drainage.

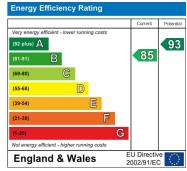
Local Authority

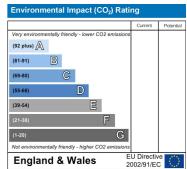
Tewkesbury Borough Council- Band E

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

95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK





