



## 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 11'4" 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/drain, 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(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 <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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95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

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

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

