



37 Mill Lane

Brockworth, Gloucester, GL3 4QH

£725,000



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the market this rare opportunity to acquire an individually designed detached family home offering just under 2,600 sq. feet of living space and having, in our opinion, one of the best gardens in the area. This property offers spacious and versatile accommodation arranged over three floors and has the added benefit of the entire ground floor being completely self-contained to enable secondary accommodation for multi-generational living, business opportunity or Airbnb possibilities. This unique property and its beautiful gardens must be viewed to be appreciated.



Entrance

Approached via composite double glazed front door directly into:

Open Plan Living/Diner 23'5 x 19'7 (max) (7.14m x 5.97m (max))

Upvc double glazed windows to front, sliding doors & french doors leading to a rear balcony with outside lights, power points & lovely views of the garden. Oak laminate flooring, television point, under floor heating, Dimplex fire with stone surround, power points, wall lights, coving, telephone point, central heating thermostat, stairs leading to first floor & also ground floor accommodation. Doors leading to cloakroom & open plan kitchen/breakfast room.

Cloakroom

Upvc frosted double glazed window to rear, low level wc & wash hand basin, under floor heating, partly tiled walls, towel rail, tiled flooring.

Kitchen/Breakfast Room 19'5 x 10'11 (5.92m x 3.33m)

Two Upvc double glazed windows to front & two Upvc double glazed windows to rear, Upvc double glazed door to side, eye & base level units with marble work tops, sink/drainage, electric oven with gas hob & hood, space for fridge/freezer, integral microwave, "Neff" coffee machine, dishwasher, washer dryer & second tumble dryer. Tiled flooring, under floor heating, recessed down lights, power points, partly tiled walls.

First Floor Landing

Upvc double glazed window to front, vaulted ceiling, central heating thermostat, radiator, power points. Doors to all rooms.

Bedroom 1 14'11 x 12'3 (4.55m x 3.73m)

Upvc double glazed windows to rear, vaulted ceiling, telephone point, central heating thermostat, television point, door to:

En-Suite

Velux window to side, walk in shower cubicle, low level wc, two pedestal wash hand basin, tiled flooring, partly tiled walls, heated towel rail, extractor fan, under floor heating.

Bedroom 2 11'7 x 9'11 (3.53m x 3.02m)

Upvc double glazed windows to rear, radiator, power points, recessed down lights.

Bedroom 3 11'7 x 10'3 (3.53m x 3.12m)

Upvc double glazed windows to front, radiator, power points, built in storage cupboard.

Bedroom 4 11'9 x 9'0 (3.58m x 2.74m)

Upvc double windows to rear, radiator, power points.

Bathroom

Upvc double glazed windows to front, free standing bath, shower cubicle, two pedestal wash hand basin, low level wc, under floor heating, heated towel rail, tiled flooring, partly tiled walls, recessed down lights, extractor fan, fitted television, cupboard housing combination boiler.

Ground Floor Annex

Entrance

Accessed via private front door from the rear garden & also stairs from the main home.

Hallway

Radiator, central heating thermostat, laminate flooring, recessed down lights. Door to all rooms.

Lounge/Diner 18'9 x 14'6 (5.72m x 4.42m)

Upvc double glazed french doors to rear private seating area. Laminate flooring, two radiators, power points, television point, recessed down lights, coving, door to rear entrance/potential study.

Study 10'3 x 6'0 (3.12m x 1.83m)

Upvc double glazed door to rear, laminate flooring, radiator, recessed down lights.

Kitchen 11'6 x 11'3 (3.51m x 3.43m)

Upvc double glazed window & door to rear, eye & base level units with roll edge work tops, sink/drainage, electric oven with electric hob & hood, space for appliances, radiator, power points, partly tiled walls, vinyl flooring.

Bedroom 19'0 x 11'8 (5.79m x 3.56m)

Upvc double glazed french doors to rear, radiator, power points, built in wardrobes.

Shower Room

Shower cubicle, low level wc & pedestal wash hand basin, tiled walls, tiled flooring, extractor fan, shaver point, recessed down lights.

Outside

There is ample off-road parking at the front of the property and a detached double garage with an electric door. A beautifully landscaped garden at the rear is filled with areas of interest including a brook, sun terraces and an engineered bridge which has been designed as a seating and dining area to connect one side of the garden to the bank. More practical benefits also include double gates from the front of the property wide enough to store additional vehicles off the main driveway, if required.

Tenure

Freehold.

Local Authority

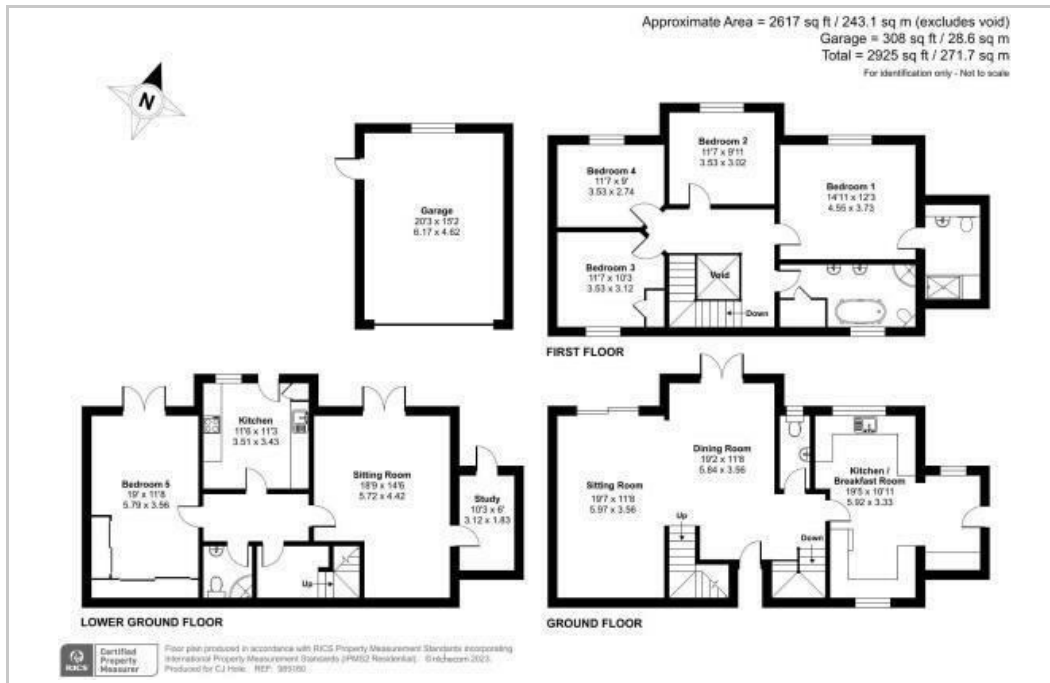
Gloucester City Council- Band E

Services

Mains water, gas, electricity & drainage.

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		
(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		76	82
		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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