



45 Bluebell Crescent

Brockworth, Gloucester, GL3 5AE

£379,995



We're delighted to present an immaculate three-bedroom detached home located in the sought-after Millbrook Grove area of Brockworth. This exceptional property comes to the market with the advantage of no onward chain, a substantial NHBC guarantee, and we highly recommend early viewing to fully appreciate its quality.

Crafted to a show home standard, the house is exquisitely designed throughout. It features a range of optional upgrades that enhance its luxury appeal, including a sophisticated kitchen with integrated appliances, upgraded bathrooms and toilets, premium flooring, and elegant spotlights.



Entrance Hallway 12'3" x 3'6" (3.74 x 1.09)

Approached via Upvc double glazed front door, radiator, power points, radiator, tiled flooring, stairs leading to first floor with open under stairs storage space. Doors leading to cloakroom, lounge & open plan kitchen/diner/family room.

Cloakroom 5'6" x 3'1" (1.68 x 0.96)

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

Lounge 12'1" x 11'1" (3.70 x 3.40)

Upvc double glazed windows to front & two Upvc double glazed windows to side, television point, radiator, power points.

Open Plan Kitchen/Diner/Family Room 18'7" x 14'2" (5.67 x 4.32)

Upvc double glazed windows to rear & Upvc double glazed french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with separate gas hob & hood, fridge/freezer & dishwasher, recessed down lights, radiator, tiled flooring, power points, two storage cupboards. Door too:

Utility Room 5'9" x 5'4" (1.76 x 1.65)

Upvc double glazed door to side, base level units with roll edge work tops, sink/drain, plumbing for washing machine, radiator, tiled flooring. Cupboard housing combination boiler.

First Floor Landing

Access to loft via hatch, storage cupboard, doors to all rooms.

Bedroom 1 11'3" x 10'5" (3.44 x 3.19)

Upvc double glazed windows to front, radiator, power points. Door too:

En-Suite 6'7" x 3'11" (2.02 x 1.21)

Shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, towel rail, radiator, recessed down lights.

Bedroom 2 10'9" x 9'3" (3.29 x 2.82)

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

Bedroom 3 8'11" x 8'10" (2.73 x 2.71)

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

Bathroom 6'10" x 5'6" (2.10 x 1.68)

Upvc frosted double glazed windows to front, paneled bath with shower over, low level wc & pedestal wash hand basin, radiator.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn. Cold water tap, gated side access.

Garage

Up & over door with power & lighting.

Tenure

Freehold. Please note there is a service charge of £179.00 per annum.

Local Authority

Tewkesbury Borough Council- Band D

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			94
(81-91) B		84	
(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 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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