



8 Hillview Avenue

Brockworth, Gloucester, GL3 4AZ

Offers in excess of £600,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this beautifully presented and extended four bedroom detached family home. Nestled on an exclusive and private road, this property offers the perfect blend of tranquility and convenience, with local amenities and excellent transport links nearby.

Boasting spacious accommodation to include, three reception rooms and a master bedroom with an en-suite, this property also features an enclosed rear garden, garage, and off-road parking. We highly advise an early viewing to avoid disappointment!



Entrance Hall

Accessed via composite double glazed door, Kardean flooring, power points, radiator, inset ceiling spotlights, stairs to first floor landing, bespoke storage unit with seating, under stairs storage cupboard. Doors lead off:

Cloakroom

Low level wc, wall mounted wash hand basin with mixer tap over, Kardean flooring, inset ceiling spotlights, radiator, side aspect upvc double glazed window.

Utility

Wall mounted units, solid wooden worktop, space and plumbing for washing machine and tumble drier. Appliance points, power points, inset ceiling spotlights, front aspect upvc double glazed window, bespoke storage cupboard with a variety of shelving and hanging rails.

Kitchen

Range of base, wall and drawer mounted units, Quartz worktops, one and half bowl ceramic sink unit with a mixer tap over. Appliance points, power points, Rangemaster cooker with five ring gas hob and extractor hood over. Integral tall fridge, dishwasher, freezer, inset ceiling spotlights, under cupboard plinth lighting, Kardean flooring, side aspect upvc double glazed window. Opening through to:

Family Room

Tv point, power points, two wall mounted radiators, space for dining table, inset ceiling spotlights, Kardean flooring, two sets of rear aspect bi-folding doors, side aspect upvc double glazed window.

Lounge

Tv point, telephone point, power points, radiator, feature fireplace with a wood burning stove, oak mantle and granite hearth. Picture rail, parquet flooring, side aspect upvc double glazed window, double wooden glazed doors lead to the family room.

Play Room

Tv point, power points, radiator, feature fireplace, bespoke storage units, front aspect upvc double glazed bay window with shutters.

Landing

Power points, radiator, inset ceiling spotlights, two Velux roof lights, side aspect upvc double glazed window with shutter. Access to part boarded and insulated loft space with drop down ladder. Doors lead off:

Master Bedroom

Tv point, power points, radiator, built in wardrobes with shelving and hanging rails, bespoke shoe rack, rear aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains, concealed wc, vanity unit with two sinks and storage below, partly tiled walls, inset ceiling spotlights, Kardean flooring, radiator, storage mirror with shaver point and sensor light, side aspect upvc double glazed window.

Bedroom Two

Tv point, power points, radiator, picture rail, feature fireplace, front aspect upvc double glazed bay window with shutters.

Bedroom Three

Tv point, power points, radiator, built in wardrobes, feature wall panelling, rear aspect upvc double glazed window.

Bedroom Four

Tv point, power points, radiator, side aspect upvc double glazed window.

Bathroom

Suite comprising freestanding bath with shower attachment, step in shower cubicle with shower off the mains, low level wc, feature wash hand basin with mixer tap over and storage below. Stainless steel heated towel rail, shaver point, wooden wall panelling, inset ceiling spotlights, laminate flooring, side aspect upvc double glazed window.

Outside

To the front of the property there is a tarmacadam driveway that provides off road parking for multiple vehicles. This in turn leads to the garage via an up 'n' over door, here you'll find power, lighting and a personnel door leading to the rear garden.

Outside the property, you'll find an enclosed garden featuring a sandstone patio, perfect for dining furniture, leading to a spacious flat lawn. Towards the rear, there's a pergola with power and lighting, along with a raised decked area with artificial lawn. The garden is bordered by mature trees and shrubs and includes an outside tap and security light for convenience.

Tenure

Freehold

Local Authority

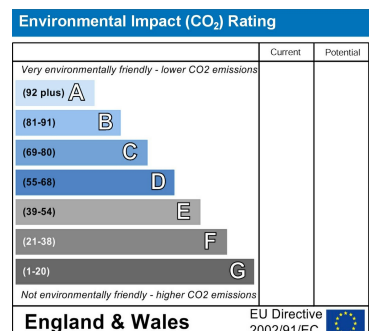
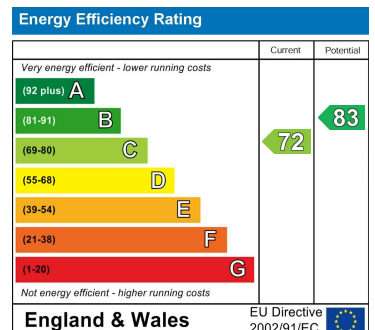
Gloucester City Council
Council Tax Band: D

Services

Mains water, gas, electricity and 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.



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

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