



3 Corinium Court Westfield Road

Brockworth, Gloucester, GL3 4AP

Offers in excess of £400,000



Murdock & Wasley Estate Agents are delighted to present this spacious and beautifully maintained four-bedroom detached home, perfectly positioned in a quiet and popular cul-de-sac in Brockworth.

Offering generous living accommodation and a stunning open plan layout, this home is ideal for growing families seeking space, comfort, and a peaceful location.

In terms of living accommodation, we have: Entrance hallway, cloakroom, lounge & open plan kitchen/diner. Upstairs are four bedrooms, en-suite & bathroom.



Entrance

Approached via Upvc double glazed front door into:

Lounge 16'4 x 13'0 (4.98m x 3.96m)

Upvc double glazed window to front, television point, radiator, power points, solid wood flooring, staircase to first floor door to inner hall.

Inner Hallway 7'9 x 3'1 (2.36m x 0.94m)

Door to garage, cloakroom & kitchen/diner/family room.

Cloakroom 4'11 x 3'2 (1.50m x 0.97m)

Upvc double glazed window to side, low level wc & pedestal wash hand basin, radiator, karndean flooring.

Open Plan Kitchen/Diner 24'7 x 13'9 (7.49m x 4.19m)

The Kitchen has an array of modern wall and base units fitted adding plenty of storage with complimentary wood effect work-surfaces. Complimented by a number of integrated appliances including a Fridge/Freezer, Dishwasher and Washing Machine. There is also a fitted electric oven with four ring gas hob and overhead extractor, single stainless-steel sink and drainer and a Upvc double glazed window. The Kitchen is decorated with tiles to the walls and Karndean flooring.

Dining Area-

Running open plan with the Kitchen is the Dining area, which provides plenty of space for a Dining Table and chairs, perfect for entertaining friends and family. Benefiting from a wall mounted radiator, Karndean flooring flowing through from the Kitchen and a set of Upvc double glazed patio doors lead to the rear garden.

First Floor Landing

Doors to all bedrooms & bathroom.

Bedroom 1 13'4 x 9'10 (4.06m x 3.00m)

Upvc double glazed windows to front, television point, radiator, power points, door to:

En-Suite 6'9 x 4'1 (2.06m x 1.24m)

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, towel rail.

Bedroom 2 12'4 x 9'0 (3.76m x 2.74m)

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

Bedroom 3 11'5 x 9'0 (3.48m x 2.74m)

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

Bedroom 4 9'3 x 8'0 (2.82m x 2.44m)

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

Bathroom 6'5 x 6'0 (1.96m x 1.83m)

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, towel rail.

Rear Garden

Enclosed area which is partly paved, mainly laid to lawn, shed, cold water tap, gated side access.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Local Authority

Tewkesbury Council- Band C

Services

Mains water, gas, electricity & drainage.

Awaiting Vendor Approval

These 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		88
(81-91) B	78	
(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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