



184 Abbotswood Road

Brockworth, Gloucester, GL3 4PF

Offers over £425,000



Tastefully updated by the current owners, this impressive property features a spacious open-plan kitchen/dining/family area, separate utility room and cloakroom, a dedicated study, and a bright, welcoming lounge. Upstairs offers four well-proportioned bedrooms and a stylish modern family bathroom.

The south-westerly facing garden has been landscaped for easy maintenance, boasting a generous patio space and a charming array of mature shrubs and plants—perfect for outdoor entertaining.



Entrance Hall

Accessed via upvc double glazed door, power points, stairs to first floor landing, laminate flooring, side aspect upvc double glazed window. Opening to:

Kitchen

Range of base, drawer and wall mounted units, Quartz worksurfaces, inset ceramic sink with mixer tap over. Appliance points, power points, tv point, eye-level double oven/grill, induction hob, integral microwave, fridge/freezer, space for dining table and chairs. Island unit with storage below and breakfast bar, partly tiled walls, radiator, laminate flooring, inset ceiling spotlights, side aspect upvc double glazed door and rear aspect upvc double glazed window and bi-folding door leading to the garden. Door to:

Utility/ Cloakroom

Low-level combined wash basin and WC. Space for washing machine and tumble dryer. Heated towel rail. Font aspect upvc double glazed window.

Study

Power points, radiator, side aspect upvc double glazed window.

Lounge

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

First Floor Landing

Power points, radiator. Access to loft space via hatch. Side aspect upvc double glazed window.

Bedroom One

Power points, radiator, front aspect upvc double glazed window

Bedroom Two

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, rear aspect upvc double glazed window

Bedroom Four

Power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising: Panelled bath with rainfall shower and separate shower attachment, wall-mounted wash hand basin with mixer tap, low-level wc, heated towel rail, tiled walls. Side aspect upvc double glazed window.

Outside

To the front of the property is a part block-paved and gravel driveway, bordered by an array of raised flower beds, mature bushes, and shrubs, creating an attractive and welcoming entrance.

To the rear, you'll find a low-maintenance, south-west facing garden, laid with a combination of block and flagstone paving. It is beautifully enclosed by a variety of flowering plants and mature bushes, offering both colour and privacy. To the rear of the garden sits a well-appointed summer house, complete with power and lighting—ideal for relaxing or use as a home office. The property also benefits from convenient side access.

Tenure

Freehold

Services

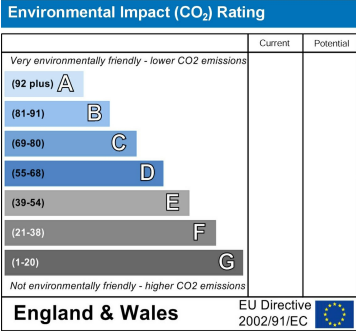
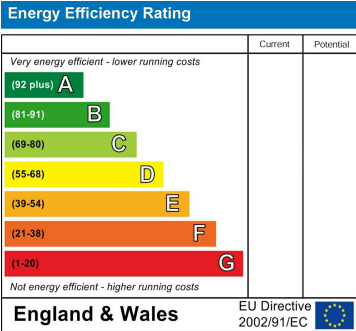
Mains water, gas, electricity and drainage.

Local Authority

Tewkesbury Borough Council.
Council Tax Band: D

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.



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

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