



R B WALTERS
ESTATE AGENTS



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*Chestnut Road, Coopers Edge, Brockworth,
Gloucestershire, GL3 4FW.*

Offers in Excess of £325,000

Spacious family home with impressive master bedroom suite, garage and parking overlooking open green space.

This 4-bedroom property with accommodation spread across three floors is well presented and offers a fantastic opportunity for a family to acquire a good size home in this popular location with plenty of available parking directly outside.

The ground floor provides kitchen/ diner, separate lounge and cloakroom whilst the first floor has 3 bedrooms and a family bathroom. The top floor is dedicated to the master bedroom and is certainly a room anyone would be proud to have with an adjoining en suite.

Outside there is a garage with power and light and a parking space. The road in front offers plenty of additional parking without restriction.

Coopers Edge is a thriving community area with good schools, recreational facilities and amenities all within walking distance. In addition, Gloucester Business Park, the M5 motorway and the city centre are all easily accessible.

Mains Gas

Gas Central Heating

Mains Water (Metered)

Mains Drainage

Fibre Broadband to the Cabinet Available

Entrance Hall

Cloakroom

5' 5" x 3' 0" (1.65m x 0.91m)

Kitchen/Diner

13' 8" x 9' 3" (4.16m x 2.82m)

Lounge

16' 1" x 11' 8" (4.90m x 3.55m)

First Floor landing

Bedroom

13' 2" x 9' 3" (4.01m x 2.82m)

Bedroom

12' 6" x 9' 2" (3.81m x 2.79m)

Bedroom

7' 3" x 6' 7" (2.21m x 2.01m)





Bathroom

6' 6" x 5' 4" (1.98m x 1.62m)

Second Floor Landing

Bedroom

26' 0" x 10' 4" (7.92m x 3.15m)

En Suite Shower

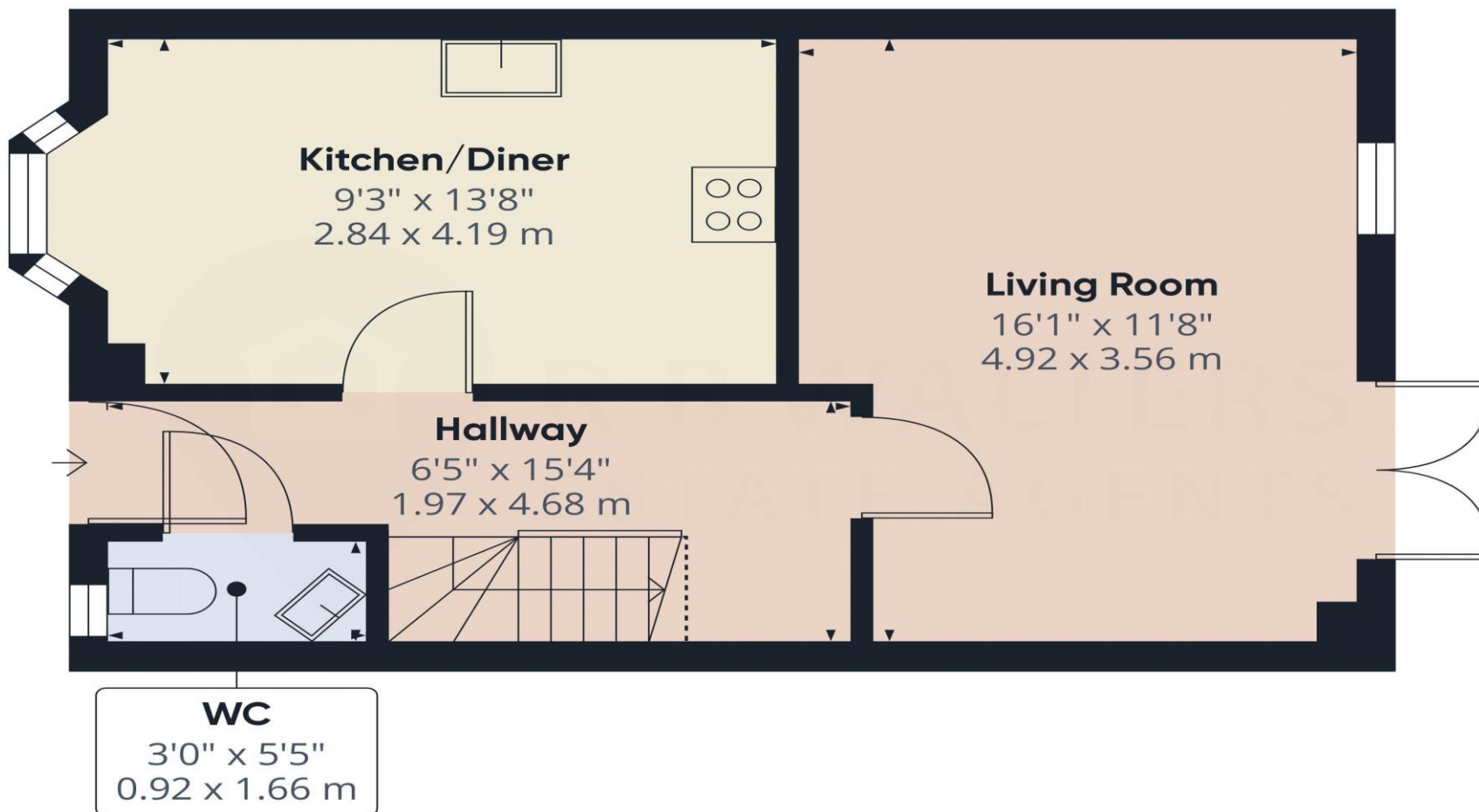
8' 1" x 7' 4" (2.46m x 2.23m)

OUTSIDE

Rear Garden

Garage with Power and Light





Ground Floor

Approximate total area⁽¹⁾
412.15 ft²
38.29 m²

Reduced headroom
8.35 ft²
0.78 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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