



R B WALTERS
ESTATE AGENTS



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*Sapphire Way, Brockworth, Gloucester,
Gloucestershire, GL3 4FB.*

£315,000

Spacious accommodation providing the flexibility to live as a 3 or 4 bedroom home with garage and parking with option to create additional parking at the front.

With an attractive Cotswold Stone finish this town house has a pleasant position within the Coopers Edge development with an open outlook across an open space providing an airy feeling of the surroundings.

The ground floor is almost completely open plan with a good size kitchen/ dining and family room with access to the rear garden. There is also a cloakroom with plumbing for a washing machine away from the main rooms. The first floor provides a good size single bedroom and the living room which could be used as a 4th bedroom if desired. There is also a family bathroom. The master bedroom is on the second floor and has en suite shower and there is also a further double bedroom.

Outside off-road parking is provided at the front and this could easily be altered to accommodate two cars and there is a garage. The open space opposite ensures plenty of additional parking is within immediate proximity.

The property is conveniently situated giving good access to Gloucester Business Park, schools for all ages, M5 motorway and recreational pursuits to suit all.

Services

Mains Gas Central Heating

Mains Electric

Mains Water (not metered) and Mains Drainage

Full Fibre Broadband Available

Entrance Hall

Cloakroom

Kitchen/Diner

21' 7" x 14' 1" (6.57m x 4.29m)

First Floor Landing

Lounge

14' 1" x 11' 0" (4.29m x 3.35m)

Bedroom

9' 1" x 7' 8" (2.77m x 2.34m)

Bathroom

6' 9" x 6' 3" (2.06m x 1.90m)

Second Floor Landing





Bedroom

14' 3" x 13' 9" (4.34m x 4.19m)

En Suite Shower Room

7' 2" x 4' 9" (2.18m x 1.45m)

Bedroom

14' 0" x 9' 1" (4.26m x 2.77m)

OUTSIDE

Driveway Parking

Rear Garden

Garage

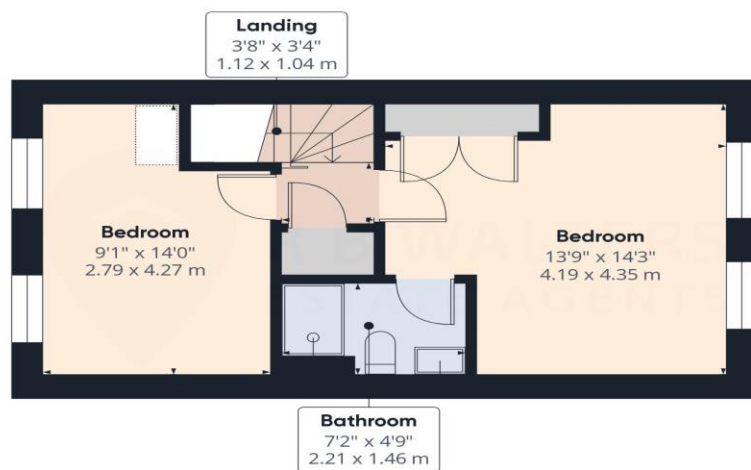




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1080.27 ft²

100.36 m²

(1) Excluding balconies and terraces

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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