



R B WALTERS
ESTATE AGENTS



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*Gamecock Close, Coopers Edge, Brockworth,
Gloucestershire, GL3 4DZ.*

£300,000

Extremely well presented and flexible accommodation with benefit of additional ground floor study/office or 5th bedroom if required as well as a garage and parking.

This modern home has been very well maintained by the current owners and offers spacious accommodation which can be adapted to suit most requirements. On the ground floor there is a kitchen/diner to the rear with doors onto the garden and there is also cloakroom and study/office which could be utilised as a 5th bedroom if required. The first floor has a living room and master bedroom with en suite shower room whilst the second floor contains three further generous bedrooms and a family bathroom.

Outside the rear is garden is only overlooked by the houses to the side and has gated rear access for convenience in accessing the garage and parking space.

A number of rooms feature multiple windows making this a naturally light home which certainly offers more than most within this price range.

Services

Mains Gas Central Heating

Mains Electric

Mains Water (metered)

Mains Drainage

Fibre Broadband to the Cabinet Available

Entrance Hall

Cloakroom

Kitchen/Diner

14' 8" x 12' 8" (4.47m x 3.86m)

Study/Office or Occasional 5th Bedroom

9' 7" x 9' 0" (2.92m x 2.74m)

FIRST FLOOR LANDING

Living Room

14' 9" x 9' 1" (4.49m x 2.77m)

Bedroom

12' 8" x 9' 10" (3.86m x 2.99m)

En Suite Shower Room

6' 1" x 4' 11" (1.85m x 1.50m)





SECOND FLOOR LANDING

Bedroom

12' 5" x 7' 9" (3.78m x 2.36m)

Bedroom

11' 7" x 7' 11" (3.53m x 2.41m)

Bedroom

9' 0" x 6' 7" (2.74m x 2.01m)

Bathroom

6' 5" x 5' 6" (1.95m x 1.68m)

OUTSIDE

Rear Garden

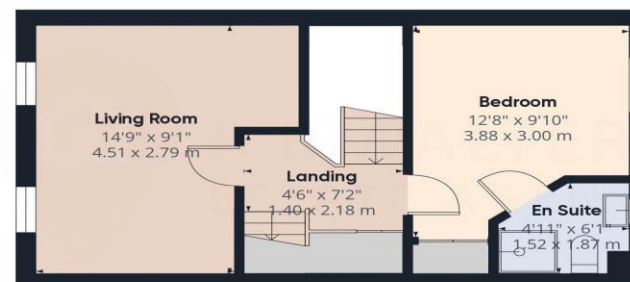
Garage

Parking

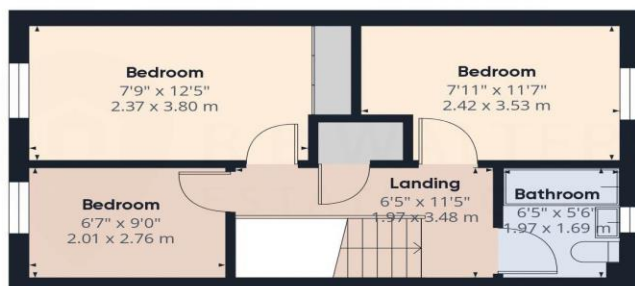




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1076.28 ft²

99.99 m²

Balconies and terraces

128.84 ft²

11.97 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 are based on RICS IPMS 3C standard.

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