



R B WALTERS
ESTATE AGENTS



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*Walnut Close, Brockworth, Gloucester,
Gloucestershire, GL3 4FY.*

£360,000

A real feature of this property is the efficiency with solar panels filling the front roof space backed up by dual battery storage and an Electric Vehicle Charger point all installed at a cost of £10,000 in the past couple of years.

With an attractive Cotswold stone finish this detached home offers an open plan kitchen/diner, utility room, lounge and cloakroom on the ground floor with three bedrooms, master having ensuite and a family bathroom on the first floor. Outside there is a garden, garage and parking.

Located in a popular residential area with good access to the surrounding countryside, schools and amenities the property benefits from plenty of natural light due to the dual aspect of many of the rooms.

Energy Efficiency

The solar panels have a dual battery storage unit and whilst the current owner pays £110 per month for their electric they are in credit for £800 in the current year.

Entrance Hall

Cloakroom

Lounge

17' 9" x 10' 6" (5.41m x 3.20m)

Kitchen/Diner

17' 9" x 9' 6" (5.41m x 2.89m)

Utility Room

5' 6" x 5' 5" (1.68m x 1.65m)

First Floor Landing

Bedroom

12' 3" x 10' 0" (3.73m x 3.05m)

Ensuite

6' 2" x 3' 10" (1.88m x 1.17m)





Bedroom

10' 10" x 9' 8" (3.30m x 2.94m)

Bedroom

9' 0" x 7' 4" (2.74m x 2.23m)

Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

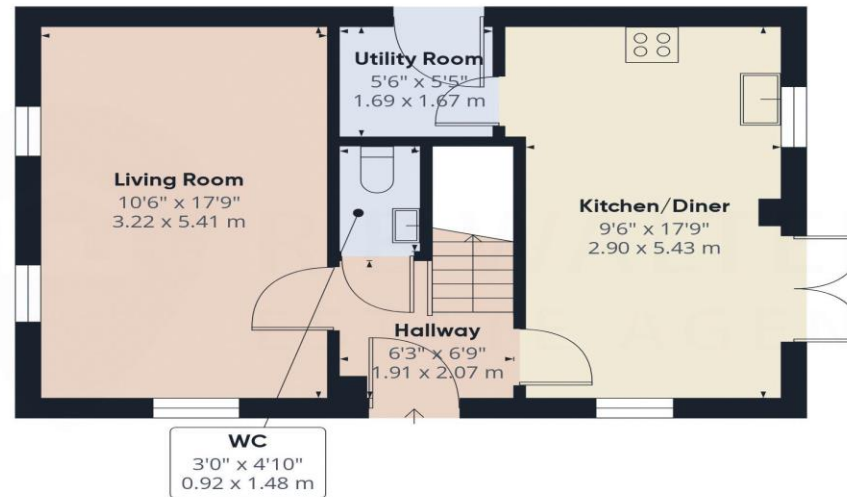
Outside

Rear Garden

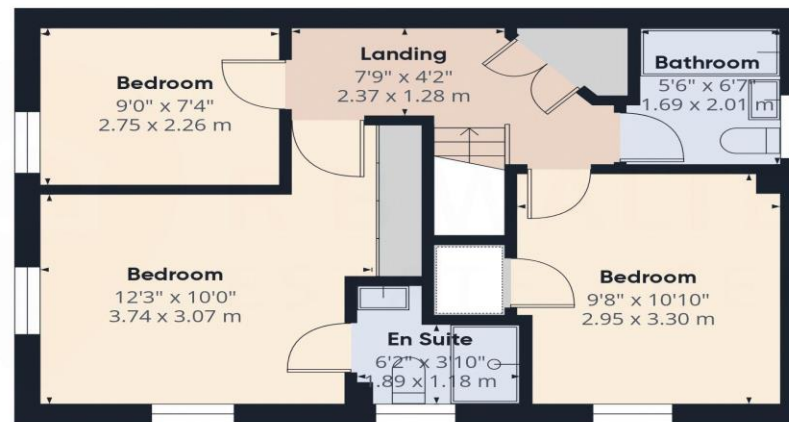
Garage

Driveway Parking





Ground Floor



Floor 1

Approximate total area^m

916 ft²

85 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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