



R B WALTERS
ESTATE AGENTS



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*6, Cottonwood Grove, Brockworth, Gloucester,
Gloucestershire, GL3 4FU.*

£325,000

Fantastic opportunity for those looking for parking for 2/3 cars plus a garage with power and light and generously sized bedrooms.

This well-presented semi-detached home is nicely located within the Coopers Edge development along a small, rarely used road and offers a wonderful layout which is ideal for a family. The 18ft open plan kitchen/diner has double doors opening to the good size lounge where there are doors out to the rear garden. Upstairs there are three good size bedrooms. The master has a built in double wardrobe and ensuite with double shower and there is a further double bedroom and good size single bedroom which is unusual for a modern home. There is also a family bathroom.

Outside the driveway provides excellent parking for 2/3 cars and leads to the garage which has power and light and a separate door providing access from and to the rear garden which is enclosed and has a fair amount of privacy.

Conveniently located the property is within walking distance of Coopers Edge Primary School and less than 2 miles to Barnwood Park. Gloucester Business Park is easily accessible and there is plenty of recreational opportunities close by, whilst both Cheltenham and Gloucester can be reached easily by car or public transport.

Services

Mains Gas, Electric, Mains Water (metered), Mains Drainage, Broadband Available

Entrance Hall

Cloakroom

5' 1" x 3' 1" (1.55m x 0.94m)

Kitchen/Diner

18' 2" x 9' 4" (5.53m x 2.84m)

Lounge

16' 7" x 10' 8" (5.05m x 3.25m)

First Floor Landing

Bedroom

11' 2" x 10' 1" (3.40m x 3.07m)

Ensuite Shower

8' 9" x 5' 7" (2.66m x 1.70m)

Bedroom

10' 8" x 9' 5" (3.25m x 2.87m)





Bedroom

10' 7" x 6' 10" (3.22m x 2.08m)

Bathroom

6' 1" x 6' 0" (1.85m x 1.83m)

Outside

Garden

Driveway Parking for 2/3 Cars

Garage with Power and Light

18' 6" x 9' 2" (5.63m x 2.79m)



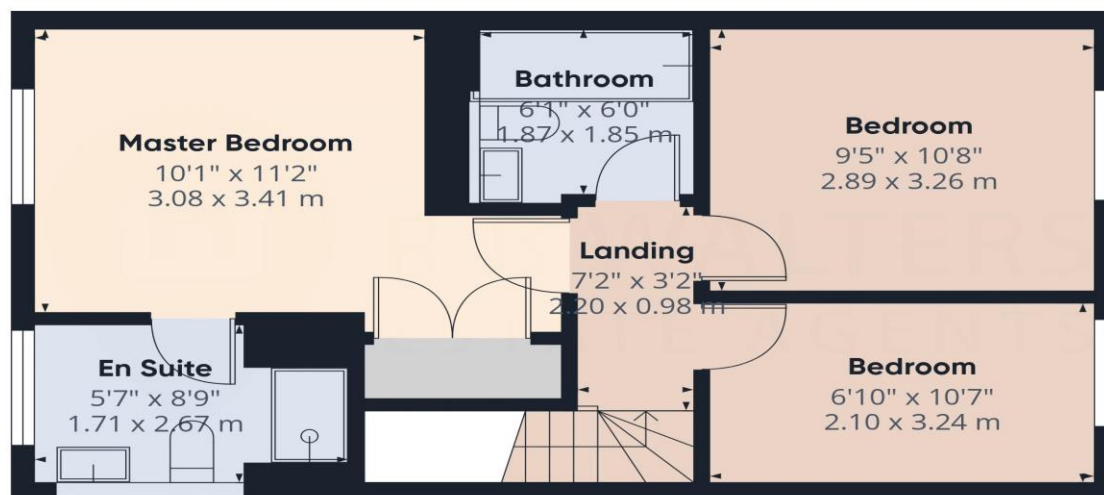


Ground Floor Building 1

Approximate total area^m

913 ft²

84.8 m²



Floor 1 Building 1

(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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