



**5 Furrow Close, Brockworth GL3 5AH**  
**£425,000**



# 5 Furrow Close, Brockworth GL3 5AH



• Built by Bellway Homes in 2022 and still under NHBC warranty • Family home with spacious living accommodation throughout • Kitchen/diner with integrated appliances • Master bedroom with en suite • Low maintenance rear garden offering potential to put your own stamp on it • Garage and off road parking • Gas central heating and double glazing • Chain free • Tewkesbury Borough Council Tab Band D- £2,147.49 per annum (2024/25) • EPC rating B84

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£425,000**

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**hucclecote@naylorpowell.com**

**www.naylorpowell.com**

## Entrance Hall

Double glazed obscure window to front elevation, understairs storage cupboard, stairs to first floor, doors to all downstairs accommodation, radiator, wood effect laminate flooring.

## WC

Double glazed obscure window to front elevation, WC, wash hand basin, radiator, tiled splash backs, wood effect laminate flooring.

## Living Room

Double glazed bay window to front elevation, radiator.

## Kitchen/Diner

Double glazed window and French doors to the rear elevation leading out into the garden, a range of matching wall and base units with work surface over and matching upstands and splash back, breakfast bar, inset 1 1/2 bowl sink with mixer tap and drainer unit, integrated appliances to include four ring gas hob with extractor hood over, eye level double oven, fridge freezer, dishwasher, plinths with spot lights, inset ceiling spot lights, radiator, wood effect laminate flooring, door to;

## Utility Room

Door with glazed panel to side elevation, base units with work surface over, inset one bowl sink with mixer tap and drainer unit, space and plumbing for washing machine, cupboard housing wall mounted boiler, radiator, wood effect laminate flooring.

## On the first floor

### Landing

Access to loft via hatch, airing cupboard.

### Bedroom One

Double glazed bay window to front elevation, radiator, door to;

### Ensuite

Double glazed obscure window to side elevation, shower cubicle, wash hand basin with mixer tap, WC, tiled splash backs, vinyl flooring, radiator, inset ceiling spot lights, extractor fan.

### Bedroom Two

Double glazed window to rear elevation, radiator.

## Bedroom Three

Double glazed window to front elevation, radiator.

## Bedroom Four

Double glazed window to rear elevation, radiator.

## Bathroom

Double glazed obscure window to side elevation, bath with mixer taps, wash hand basin with mixer tap, WC, tiled splash backs, heated towel rail, wood effect vinyl flooring, extractor fan, inset ceiling spot lights.

## Outside

To the front of the property, there is a paved path leading to the front door. To the side of the property, there is a single garage and in front, two tandem off road parking spaces along with gated side access leading to the garden. The fully enclosed rear garden is low maintenance and is currently laid to lawn with a paved patio seating area and outside lighting.

## Garage

20'4" x 10'5" (6.2 x 3.2)

Up and over door to front elevation.

## Location

Brockworth is conveniently located between Gloucester and Cheltenham and enjoys a range of local amenities within Brockworth business park including; Tesco's supermarket, pub, and a variety of other eateries. Junction 11A of the M5 motorway is within easy access as well as Gloucester train station.

## Material Information

Tenure: Freehold.

Council Tax band: D

Local authority and rates: Tewkesbury Borough Council - £2,147.49 per annum (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central heating.

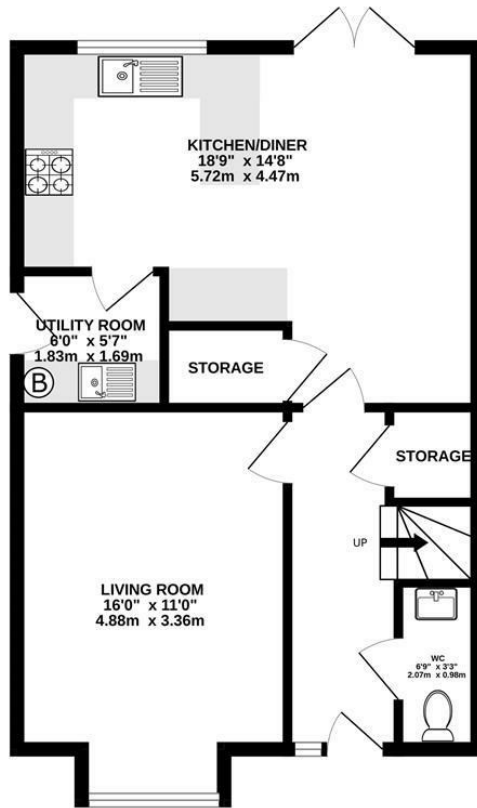
Broadband speed: Standard 13Mbps and Ultrafast 1000Mbps

Mobile phone coverage: Vodafone (Limited), O2 (Limited), EE (Limited), and Three (Limited).

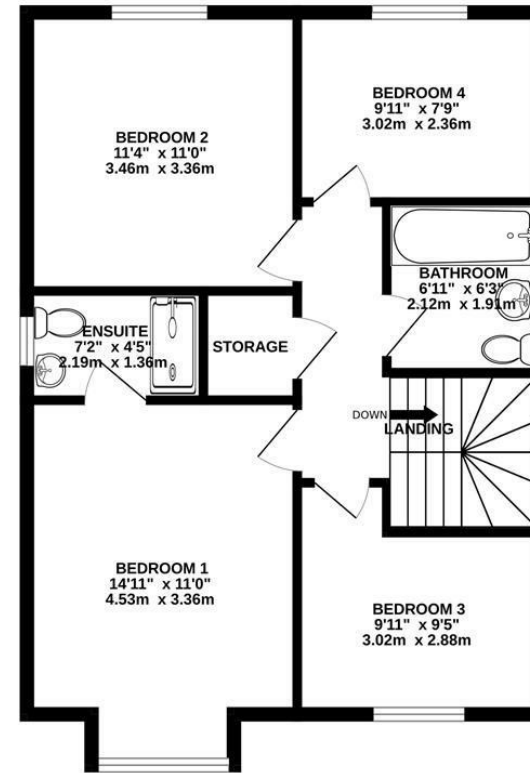
Please note, there is an annual service charge of £158 plus VAT, in total £189.60 with Bellway Management Company.



GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

