



19 Ansdell Drive, Brockworth, Gloucester, GL3 4BT

£349,950

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**Farr & Farr** Sales & Lettings 



**19 Ansdell Drive, Brockworth,  
Gloucester, GL3 4BT**

**£349,950**

**AN EXTENDED DETACHED FAMILY HOME IN  
LOVELY CONDITION THROUGHOUT SET IN A  
QUIET AND POPULAR CUL DE SAC**

Ansdell Drive is a very popular and small cul-de-sac, situated in the established part of Brockworth, approximately 4 miles to the east of Gloucester and 5 miles to the south-west of Cheltenham. Excellent local shopping and all facilities are very close by and access to the M5 is only a short drive.

Number 19 has been beautifully maintained and upgraded in the current ownership and offers good size adaptable family accommodation with the additional benefits of a fourth bedroom or study and a shower room to the ground floor.

Additionally, it is double glazed and has gas central heating. To the rear is a good size garden with a conservatory which overlooks a very well maintained landscaped rear garden.

**[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)**

#### **COVERED PORCH**

Composite front door with coloured glass detail to:-

#### **ENTRANCE HALL**

High quality flooring. Staircase to landing. Radiator. Wall thermostat and time clocks. Cupboard and arch to inner hall.

#### **KITCHEN 9' 0" x 10' 9" (2.74m x 3.27m)**

Well fitted with inset one and half bowl single drainer stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Built-in Neff oven, gas hob with stainless steel cooker hood. Space for washing machine and dishwasher. Built-in larder fridge. Wall cupboards. Kickboard heater.

#### **LOUNGE/DINING ROOM 17' 4" x 15' 10" (5.28m x 4.82m)**

(L shaped). High quality flooring. Stone fireplace. Double radiator. Double glazed sliding patio doors to:-

#### **CONSERVATORY 11' 9" x 9' 0" (3.58m x 2.74m)**

Tiled floor. Light. Automatic ceiling vent. Double glazed French doors to terrace and garden.

#### **BEDROOM OR STUDY 11' 5" x 7' 5" (3.48m x 2.26m)**

Inner hall with UPVC double glazed door. Double radiator. High quality flooring. Two wall light points.

#### **SHOWER ROOM**

Beautifully and recently installed with fully tiled walls and tiled floor. Large corner shower with Mira stainless steel controls and glazed sliding doors. Low level WC. Pedestal wash hand basin. Vertical heated towel rail/radiator. Extractor fan.

#### **FIRST FLOOR**

##### **LANDING**

Access to loft with retractable ladder. Radiator. Overstairs linen cupboard.

##### **BEDROOM 1 12' 6" x 8' 10" (3.81m x 2.69m)**

Radiator. Triple wardrobe cupboard and shelved cupboard.

##### **BEDROOM 2 13' 7" x 7' 0" (4.14m x 2.13m)**

Radiator.

##### **BEDROOM 3 9' 8" x 6' 6" (2.94m x 1.98m)**

Radiator.

##### **SHOWER ROOM**

Fully tiled walls. Tiled floor. Large corner shower cubicle with stainless steel Mira controls and sliding doors. Pedestal wash hand basin. Low-level WC. Extractor fan. Vertical heated towel rail/radiator in stainless steel.

##### **EXTERIOR**

Front gardens laid to drive with parking for 2+ cars with additional gravel area and large stone detail. Side access to rear garden with lighting.

Rear gardens, beautifully landscaped to various areas of terrace with paths, mixed flowers and shrub bed borders with roses and small bushes. Enclosed by close boarded fencing. Timber garden shed. Outside light. Tap.

##### **AGENTS NOTE**

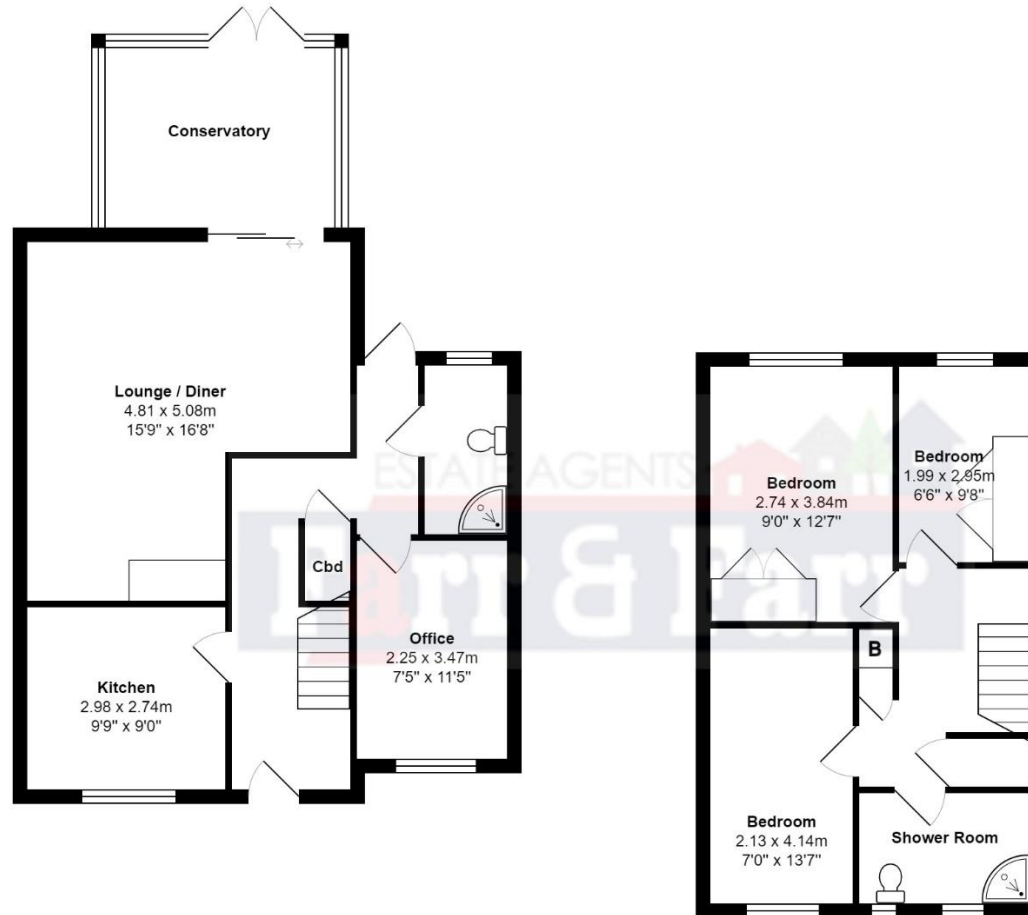
EPC: TBC

COUNCIL TAX: C









Approx Total Area: 103.0 m<sup>2</sup> ... 1109 ft<sup>2</sup>

Drawn by: [www.gloucesterenergysolutions.co.uk](http://www.gloucesterenergysolutions.co.uk).  
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 Windows and door openings are approximate.  
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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

**City Centre**  
 2a Worcester Street  
 Gloucester GL1 3AA  
 ☎ 01452 500025  
 ✉ enquiries@farrandfarr.co.uk

**Hucclecote**  
 50 Hucclecote Road  
 Gloucester GL3 3RT  
 ☎ 01452 613355  
 ✉ hucclecote@farrandfarr.co.uk

**Longlevens**  
 125 Cheltenham Road  
 Gloucester GL2 0JQ  
 ☎ 01452 380444  
 ✉ longlevens@farrandfarr.co.uk

**Lettings**  
 40 Oxstalls Way  
 Gloucester GL2 9JQ  
 ☎ 01452 238298  
 ✉ lettings@farrandfarr.co.uk