



5 Oldfield Road, Brockworth, Gloucester, Gloucestershire, GL3 4RY

£520,000



  
**Farr & Farr** Sales  
Lettings 

**5 Oldfield Road, Brockworth,  
Gloucester, Gloucestershire, GL3  
4RY**

**£520,000**

A IMMACULATLEY PRESENTED FOUR  
BEDROOM DETACHED PROPERTY IN QUIET &  
CONVIENIENT POSITION

Oldfield Road is part of a modern development  
located at the foot of the famous Coopers Hill,  
overlooking pleasant greenery & countryside.

This ideal location allows for quick access to  
M5 north and southbound and is 6 miles from  
Cheltenham & 5 miles from Gloucester.

Comprising of a spacious hallway leading  
through to the large kitchen/dining room with  
utility, sitting room, study, and cloakroom.

To the first floor you will find four double  
bedrooms, family bathroom with an en suite to  
the master. Off road parking for multiple cars,  
garage, and good sized gardens.

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

#### **Entrance Hall**

A spacious entrance hall leading to the living room, kitchen/diner, study, and cloakroom. Double storage cupboard. High quality wood-effect laminate flooring. Telephone point and beautifully balustraded stairs leading to the first floor.

#### **Kitchen/Diner** 19' 10" x 13' 4" (6.04m x 4.06m)

A range of wall & base units with central island/breakfast bar. 1 1/2 stainless steel sink unit with drainer. Integrated appliances including dishwasher, fridge/freezer, 6 ring gas hob with oven below. Stainless steel splashback and extractor hood. Double glazed French doors to rear garden. 2 radiators. Dining area with ample space for dining table. Double glazed bay window to front aspect.

#### **Utility room**

A range of wall and base units incorporating stainless steel sink unit. Plumbing for washing machine. Space for tumble dryer. Double glazed door leading to the rear garden.

#### **Sitting Room** 16' 6" x 12' 1" (5.03m x 3.68m)

A bright and spacious sitting room with double glazed window to side aspect. Double glazed French doors to garden. 2 radiators. T.V. & telephone point.

#### **Study** 9' 3" x 9' 1" (2.82m x 2.77m)

Double glazed windows to front and side aspect. Telephone point. Radiator.

#### **Cloakroom**

Pedestal wash-hand basin. Tiled splash back. Low-level WC. Radiator. Double glazed window to side aspect.

#### **First Floor Landing**

Airing cupboard with immersion heater. Access to loft.

#### **Master bedroom** 16' 9" x 12' 1" (5.10m x 3.68m)

Double glazed windows. Wardrobes. 2 Radiators. TV point.

#### **En-suite**

Fully tiled shower cubicle with large double-sized shower unit. Pedestal wash-hand basin with tiled splash back. Mirrored wall cabinet with overhead lighting. Low-level WC. Shaver socket. Heated towel rail. Extractor fan. Double glazed window.

#### **Bedroom 2** 11' 2" x 10' 8" (3.40m x 3.25m)

Double glazed window to front aspect. Radiator. Fitted wardrobes.

#### **Bedroom 3** 13' 1" x 9' 2" (3.98m x 2.79m)

Double glazed window. Radiator.

#### **Bedroom 4** 12' 10" x 9' 1" (3.91m x 2.77m)

Double glazed windows to front & side aspect. Radiator. Fitted wardrobes.

#### **Family Bathroom**

White bathroom suite comprising of panel bath, pedestal wash-hand basin and low-level WC. Separate fully tiled shower cubicle. Part tiled walls. Extractor fan. Vertical heated towel rail. Double glazed window. Tiled floor.

#### **Garden**

Rear gardens: Predominantly laid to lawn with patio areas and corner gravelled areas. Blossom tree. External mains double socket. Outdoor tap. Summerhouse. Side access to garage entrance & courtyard gates.

Front gardens: Lawned area with mature shrubs to front & side of property. Paved driveway with ample parking, with further parking behind secure courtyard gates.

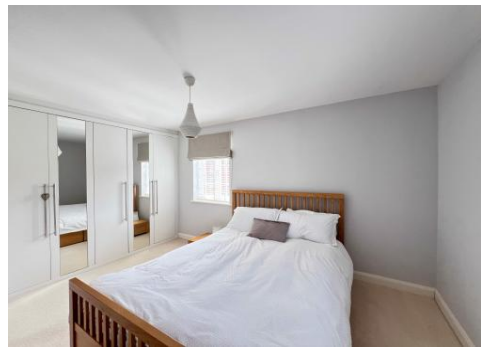
#### **Garage**

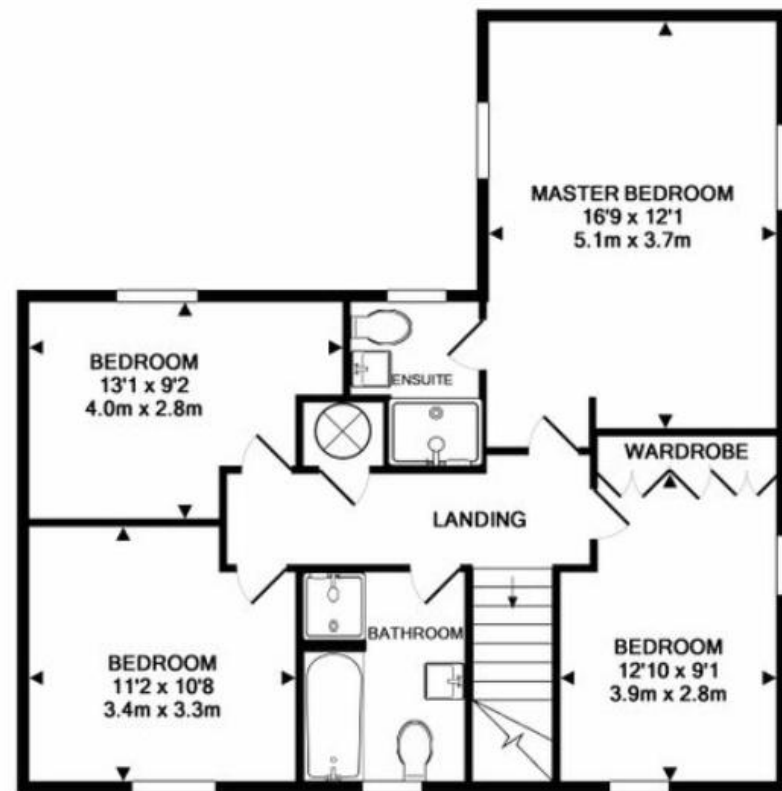
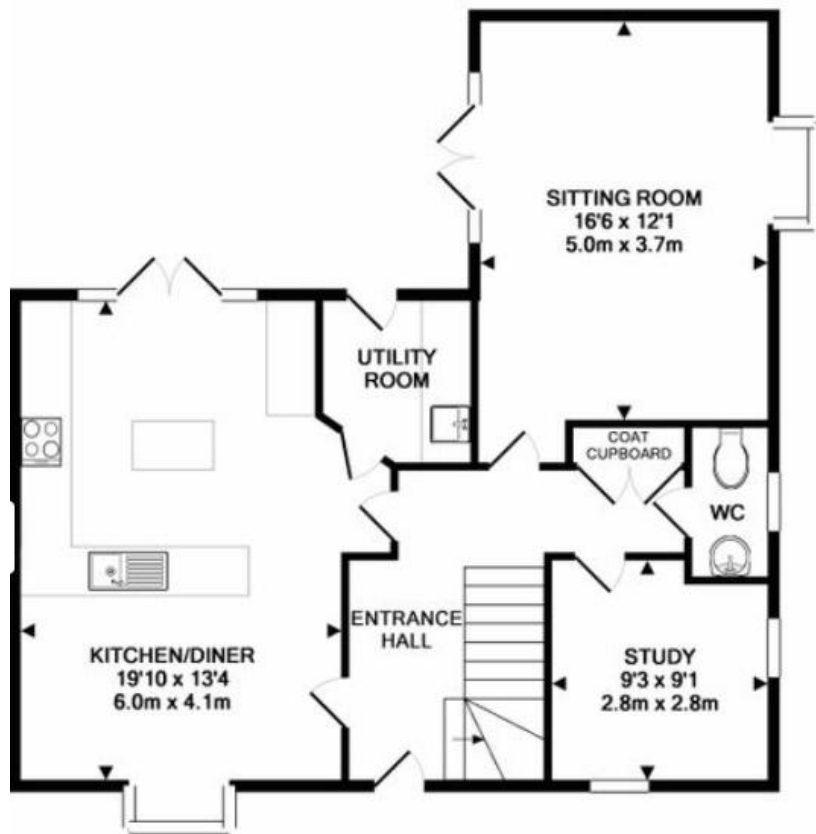
Roller front door. Mains power & lighting. Storage within roof eaves.

#### **Agent Note**

EPC: C

Council Tax: E





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.

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