



14 Martyn Close, Brockworth, Gloucester, Gloucestershire, GL3 4GN

£465,000

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Farr & Farr Sales Lettings 

**14 Martyn Close, Brockworth, Gloucester,
Gloucestershire, GL3 4GN**

£465,000

With lovely views across a park and green open space, this stunning four bedroom home is immaculately presented and has excellent access to local schools and amenities whilst being tucked away at the end of a quiet cul de sac.

Ample off-road parking leads to the front door and into a spacious entrance hall. The large kitchen benefits from a range of units and leads through to an impressive living / dining room with two sets of French doors leading to the rear garden. A study and cloakroom / utility room complete the ground floor.

Stairs lead to the first floor landing with four double bedrooms. The master bedroom benefits from an en suite while the family bathroom is accessed off the landing.

With side access, the private rear garden features a patio, lawn and mature borders whilst giving access to the garage.

Coopers Edge is a modern development on the edge of Gloucester and provides excellent amenities and good access to the M5.

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Entrance Hall

Front door with frosted glazing into entrance hall. Radiator. Under stairs cupboard. Laminate flooring.

Kitchen 18' 9" x 10' 10" (5.71m x 3.30m)

Double glazed windows to front. Good range of wall, base and drawer units. Laminate worktop. Stainless steel sink with draining board and mixer tap. Fitted double oven. Fitted dishwasher. Radiator. Laminate flooring. Double doors into living / dining room.

Living / Dining Room 28' 5" x 10' 11" (8.65m x 3.32m)

Large room with two double glazed French doors to the rear garden. Multimedia / entertainment wall. Laminate flooring. Two radiators.

Utility Room / Cloakroom 12' 6" x 8' 1" (3.81m x 2.46m)

WC. Fitted cupboards. Laminate worktop. Basin. Plumbing for washing machine. Vinyl flooring. Radiator. Part tiled walls.

Study 12' 6" x 10' 8" (3.81m x 3.25m)

Double glazed window to front. Radiator. Laminate flooring.

First Floor Landing

Access to loft. Airing cupboard. Carpet

Bedroom One 17' 8" x 16' 4" (5.38m x 4.97m)

Two double glazed windows to front. Carpet. Radiator.

En-suite

WC. Basin. Enclosed shower. Heated towel rail. Part tiled walls. Vinyl flooring.

Bedroom Two 14' 0" x 10' 9" (4.26m x 3.27m)

Double glazed window to front. Carpet. Radiator.

Bedroom Three 15' 8" x 10' 9" (4.77m x 3.27m)

Double glazed window to rear. Carpet. Radiator.

Bedroom Four 13' 4" x 7' 11" (4.06m x 2.41m)

Double glazed window to rear. Carpet. Radiator.

Bathroom 9' 9" x 8' 9" (2.97m x 2.66m)

Frosted double glazed window to rear. WC. Basin. Bath with shower head over. Heated towel rail. Part tiled walls. Vinyl flooring

Garage

Up and over door. Side door into garden. Lighting and electrics.

Rear Garden

Patio. Lawn. Mature borders. Side access.

Agent Notes

EPC: B

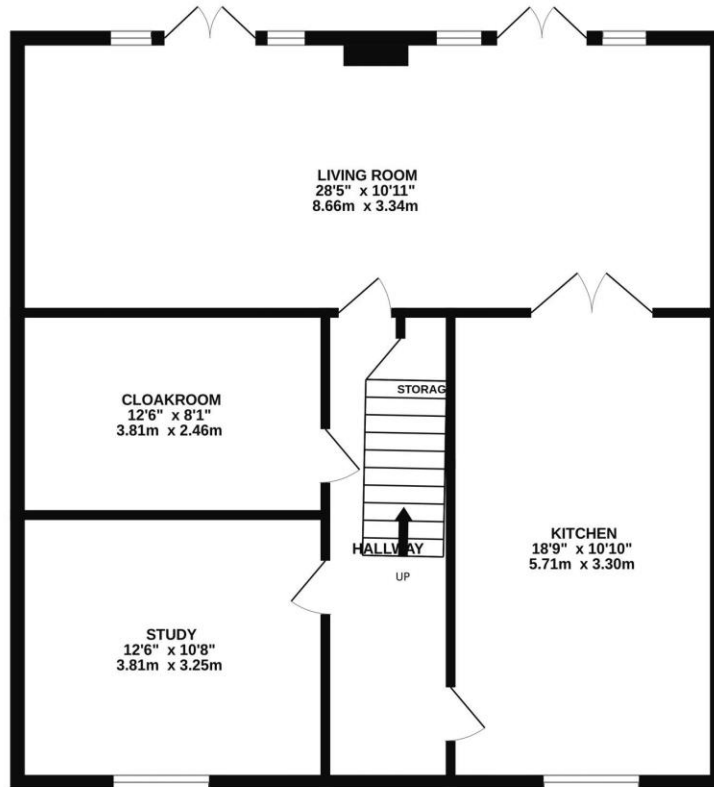
Council Tax: E



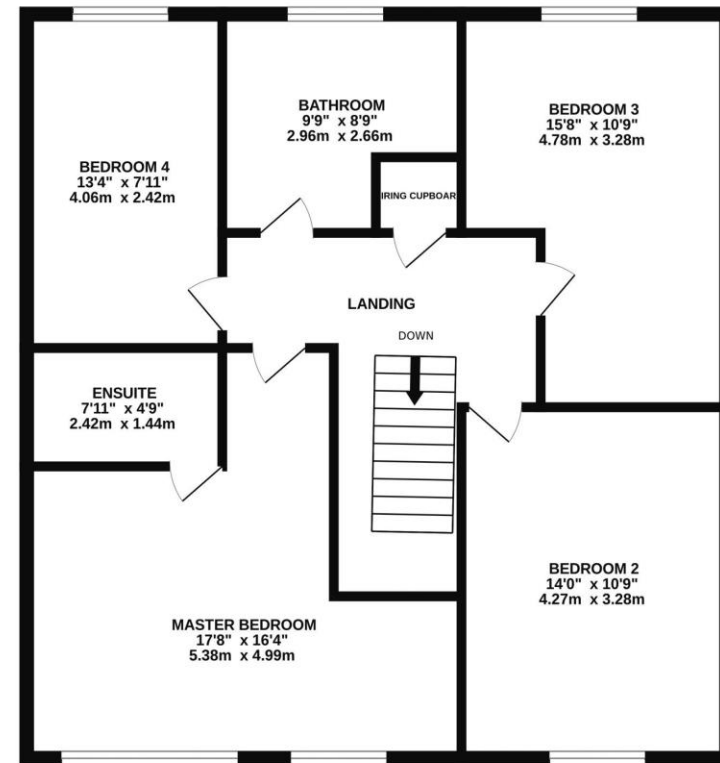


Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
841 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 1685 sq.ft. (156.5 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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