



**28 Somerdale Avenue, Brockworth, Gloucester, Gloucestershire, GL3 4WQ**

**Offers in excess of £370,000**

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**Farr & Farr** Sales Lettings 



**28 Somerdale Avenue, Brockworth,  
Gloucester, GL3 4WQ**

**Offers I.E.O £370,000**

Situated on a modern development in Brockworth, this three bedroom property with additional study is well presented and provides modern accommodation throughout.

The front door opens into an entrance hall and through to the living room with views to the front. Via an internal hallway with cupboard and cloakroom, the modern kitchen / dining room is well fitted with appliances and overlooks the rear garden.

Stairs lead to the first floor landing with three good sized bedrooms, family bathroom and en suite to master. A small study could be used as a dressing room or possible a fourth bedroom.

A large garage is accessed off the driveway and has a door to the pleasant west-facing rear garden which is mostly laid to lawn.

Having only been built within the last few years, this modern property is well located within the development and close to local shops, schools and amenities.

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#### **Front External**

Area of lawn with borders. Driveway leading to garage door. Car charging port.

#### **Entrance Hall** 3' 9" x 4' 4" (1.15m x 1.32m)

Upvc front door. Double glazed window to side. Laminate flooring. Radiator. Coat cupboard.

#### **Living Room** 13' 1" x 14' 3" (4m x 4.35m)

Double glazed window to front. Laminate flooring. Radiator. Stairs to first floor landing.

#### **Internal Hallway**

Laminate flooring. Cupboard under stairs.

#### **Cloakroom** 3' 5" x 6' 0" (1.03m x 1.84m)

Frosted double glazed window to side. WC. Basin. Part tiled walls. Laminate flooring. Radiator.

#### **Kitchen / Dining Room** 13' 1" x 14' 3" (3.99m x 4.35m)

Double glazed French door and window to rear. Range of wall, base and drawer units. Laminate worktop over. Double sink with draining board and mixer tap. Fitted double oven. Fitted induction hob with extractor hood over. Fitted fridge freezer. Fitted washer dryer. Fitted dishwasher. Laminate flooring. Radiator.

#### **First Floor Landing** 12' 4" x 6' 6" (3.77m x 1.97m)

Carpet. Radiator. Access to loft via hatch. Airing cupboard.

#### **Bedroom One** 13' 9" x 10' 6" (4.18m x 3.21m)

Double glazed window to front. Carpet. Radiator. Panelled wall.

#### **En Suite** 5' 6" x 7' 8" (1.67m x 2.34m)

Frosted double glazed window to rear. WC. Basin. Enclosed shower. Laminate flooring. Heated towel rail. Part tiled walls.

#### **Bedroom Two** 9' 11" x 14' 3" (3.02m x 4.34m)

Two double glazed windows to front. Carpet. Radiator.

#### **Bedroom Three** 9' 5" x 9' 5" (2.88m x 2.88m)

Double glazed window to rear. Carpet. Radiator.

#### **Bathroom** 6' 7" x 7' 6" (2.01m x 2.29m)

Frosted double glazed window to side. WC. Basin. Bath with shower over. Heated towel. Laminate flooring. Part tiled walls.

#### **Study** 5' 6" x 7' 4" (1.67m x 2.23m)

Double glazed window to rear. Laminate flooring. Radiator.

#### **Garage** 19' 7" x 9' 10" (5.98m x 2.99m)

Up and over door. Pedestrian access door. Lighting and electric.

#### **Rear Garden**

Mostly laid to lawn with an area of patio. Side access. Fence surround. Electric socket. Outside tap. Westerly facing.

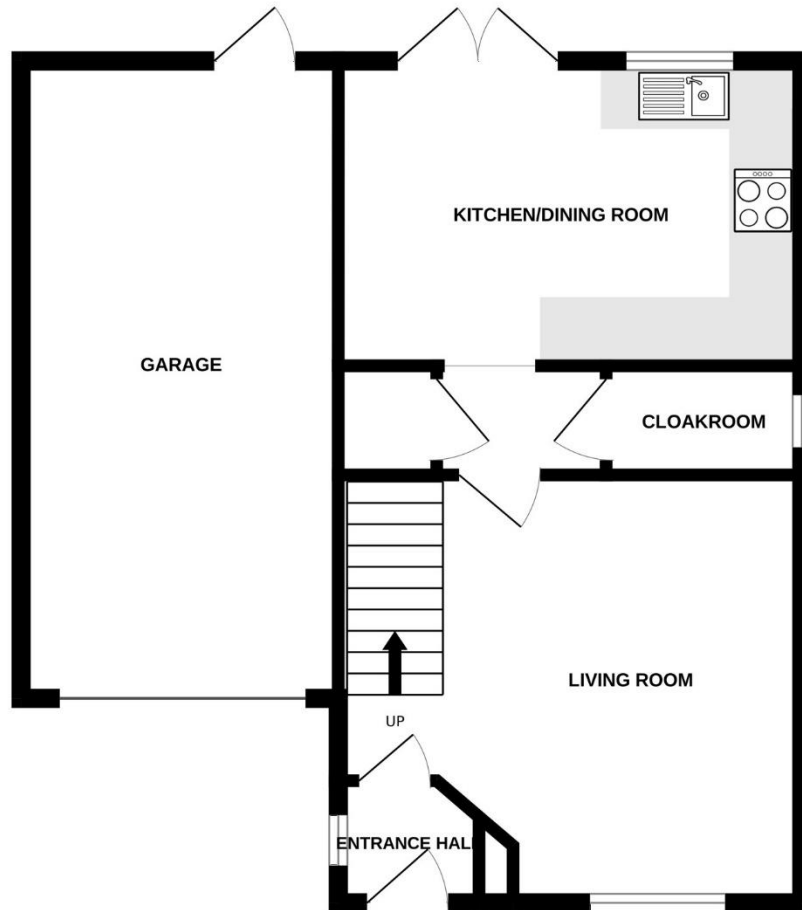
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



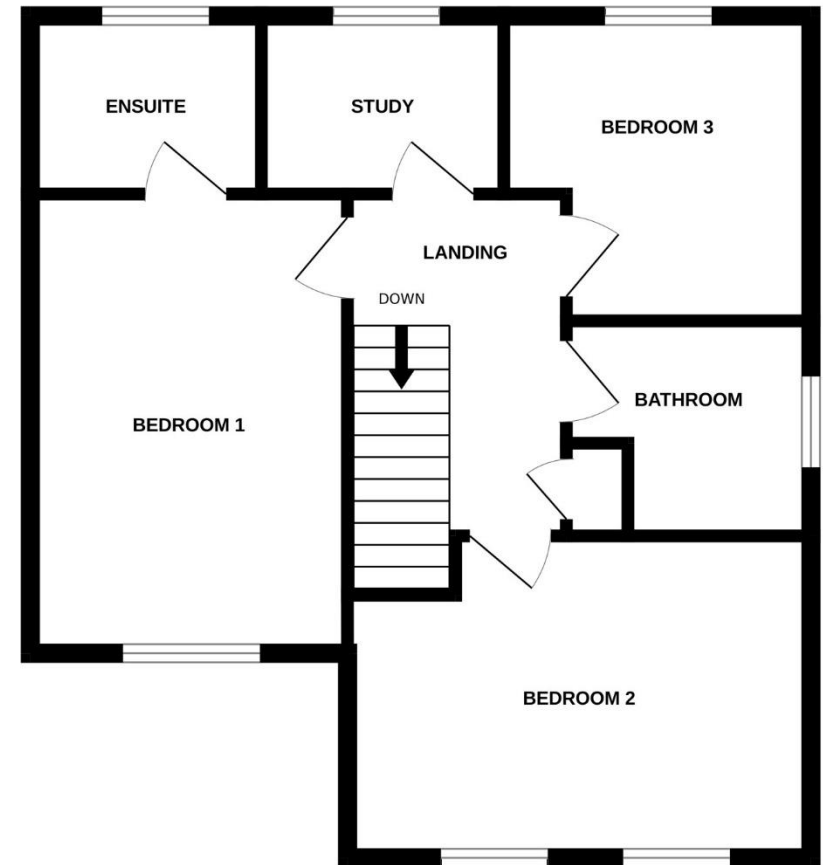




**GROUND FLOOR**  
561 sq.ft. (52.2 sq.m.) approx.



**1ST FLOOR**  
561 sq.ft. (52.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1123 sq.ft. (104.3 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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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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