



Hickley Gardens, Brockworth, Gloucester, Gloucestershire, GL3 4QS

£295,000

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**Farr & Farr** Sales Lettings 



**Hickley Gardens, Brockworth,  
Gloucester, GL3 4QS.**

**£295,000**

**An attractive semi-detached bungalow in a  
very quiet end of cul-de-sac position.**

Hickley Gardens is a very popular small cul-de-sac situated off Hurcombe Way and Court Road in this well-established part of Brockworth. Good local shopping is close by with excellent schools within easy reach and access to Cheltenham and the M5 is only a short drive.

Number 11 is situated at the end of a quiet cul-de-sac. It has been extended to the rear to give a large open plan kitchen dining room with bifold doors that overlook the landscape gardens. Additionally, both bedrooms are doubles. There's a good size sitting room and to the front, a large area of drive with ample parking and a garage and to the rear, landscaped gardens backing onto a brook.

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

**Entrance Hall**

High-quality flooring. Radiator. Wall thermostat. Access to loft. Cupboard housing Worcester gas fired central heating boiler.

**Sitting Room** 15' 0" x 11' 0" (4.57m x 3.35m)

Timber fireplace with marble insets and coal effect gas fire. High-quality laminate flooring. Double radiator. Window to the side and large window to the front. Coved ceilings. Two wall light points.

**Kitchen Diner** 15' 10" x 11' 0" (4.82m x 3.35m)

Beautifully fitted with stainless steel, one and a half bowl sink with drainer, inset into thick timber worktops with cupboards below. Built-in Neff oven with larder unit to side. Built-in fridge. Peninsula unit divide with thick worktops and inset induction hob and drawers below. Opening to:-

**Dining Area**

Woodburning stove. TV point. Windows to either side. Triple bifold doors to terrace garden. Door to:-

**Side Lobby** 12' 6" x 6' 3" (3.81m x 1.90m)

Radiator. Door to garden.

**Bedroom One** 13' 2" x 10' 11" (4.01m x 3.32m)

Range of wardrobe cupboards with sliding doors. High-quality flooring. Double radiator.

**Bedroom Two** 12' 10" x 10' 11" (3.91m x 3.32m)

Range of built-in wardrobe cupboards. Radiator. High-quality flooring.

**Bathroom**

Panelled bath with mixer taps. Stainless steel double headed shower with glazed screen. Vanity unit with wash handbasin. Low level WC. Fully tiled walls. Vinyl floor. Extractor fan. Medicine cabinet. Heated towel rail/radiator.

**Exterior**

**Front Gardens**

Leading to a large area of brick Pavia parking for several cars. Gravel borders. Wide side access to side and rear.

**Garage**

Good size with light and power. Double doors to the front. Pedestrian side door

**Rear Gardens**

Laid to various areas of gravel and paved terraces with steps between. Raised beds, shrubs, borders and mature trees enclosed by high closed boarded fencing to one side and wall to the other. Garden lighting. Timber garden shed. Wall rear boundary with gate to brook.

**More Information**

EPC: D

Council Tax: C









Approx Total Area: 76.3 m<sup>2</sup> ... 822 ft<sup>2</sup>

Drawn by: www.gloucesterenergysolutions.co.uk.  
 This plan is for layout guidance only. Not drawn to scale, unless stated.  
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#### 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