



4 Spinners Road, Brockworth, Gloucester, Gloucestershire, GL3 4LR

£395,000

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**Farr & Farr** Sales Lettings 



**4 Spinners Road, Brockworth,  
Gloucester, GL3 4LR**

**£395,000**

**A VERY PRACTICAL AND WELL MAINTAINED  
DETACHED FAMILY HOUSE SITUATED IN A  
POPULAR CUL DE SAC ON THE LOWER  
SLOPES OF COOPERS HILL**

Spinners Road is a modern treeline residential road situated off the sought after Green Street in this very popular part of Brockworth. Excellent local shops are very close by, good schools are with easy reach and both Cheltenham, the centre of Gloucester and the M5 are all only a short drive

Number 4 offers practical family accommodation with the benefits of four bedrooms, the master having its own ensuite and to the ground floor, a good size sitting room and open plan kitchen/diner adjoining the rear gardens.

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

**ENTRANCE**

Via UPVC double glazed door.

**ENTRANCE HALL**

Tiled flooring, radiator, telephone point, stairs to first floor and doors to lounge, kitchen, W.C and storage cupboard.

**CLOAKROOM**

Tiled flooring, radiator, low level W.C., pedestal wash hand basin. Tiled splashbacks.

**LOUNGE 17' 11" x 10' 9" (5.46m x 3.27m)**

Radiator. Electric fire with surround and mantle. TV Point. Thermostat.

**KITCHEN/DINER 18' 7" x 10' 9" (5.66m x 3.27m)**

UPVC double glazed French doors to garden. Tiled flooring. Range of modern high gloss wall and base units with roll edge work surfaces over. One and a half bowl stainless sink with drainer 4 ring gas burners with extractor chimney over. Electric integrated oven. Integrated fridge freezer. Integrated dishwasher. Plumbing for washing machine. TV point. Space for dining room table and chairs. Large storage cupboard.

**FIRST FLOOR LANDING**

Access to loft space, radiator and doors to all rooms.

**BEDROOM ONE 10' 11" x 10' 8" (3.32m x 3.25m)**

Radiator. Door to en-suite.

**ENSUITE**

Luxury tiled flooring. Tiled shower enclosure with mains powered shower. Wash hand basin. Low level WC. Tiled splashbacks. Extractor fan. Radiator.

**BEDROOM TWO 10' 1" x 8' 5" (3.07m x 2.56m)**

Radiator.

**BEDROOM THREE/DRESSING ROOM 11' 10" x 7' 7" (3.60m x 2.31m)**

Radiator. Range of fitted wardrobes.

**BEDROOM FOUR 8' 5" x 8' 0" (2.56m x 2.44m)**

Radiator.

**BATHROOM**

Luxury tiled flooring. Heated towel rail. White suite comprising panelled bath, low level WC and wash hand basin with fitted cupboard below. Part tiled walls. Extractor fan. Shaver and light point.

**EXTERIOR**

**REAR GARDEN**

Landscaped rear garden laid to lawn with patio area, flower beds and gated access to driveway and garage. Security light and outside tap.

**GARAGE**

Brick built garage with light and power. Driveway for 3 vehicles.

**AGENTS NOTE**

COUNCIL TAX: D

EPC : TBC

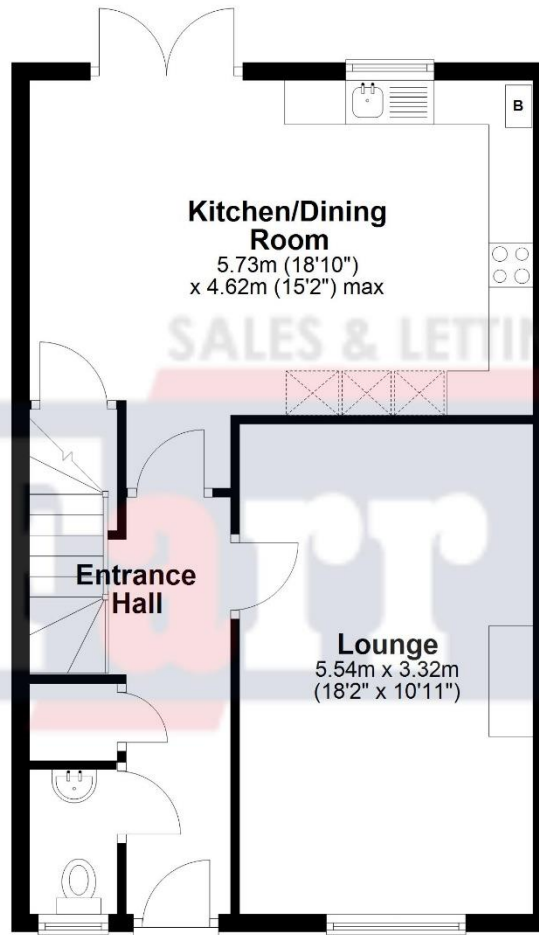






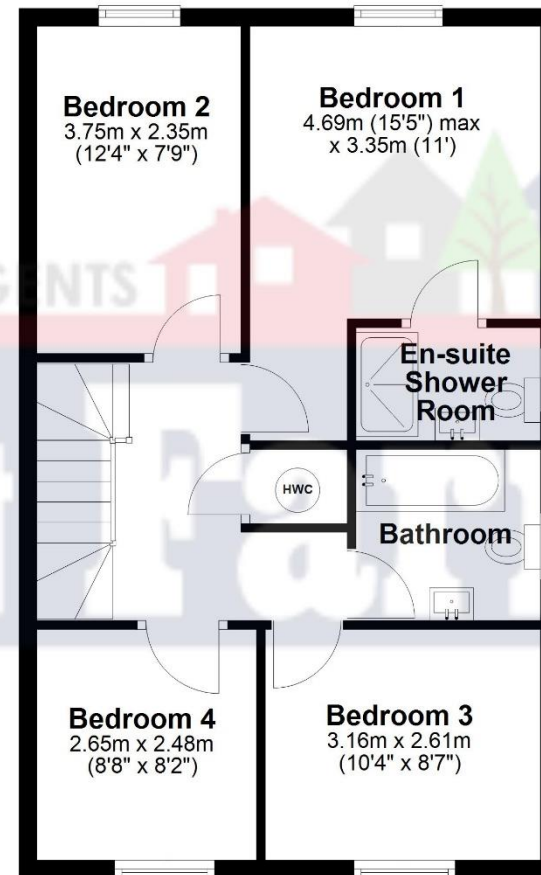
## Ground Floor

Approx. 53.8 sq. metres (579.5 sq. feet)



## First Floor

Approx. 54.5 sq. metres (586.6 sq. feet)



Total area: approx. 108.3 sq. metres (1166.0 sq. feet)

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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