



35 Green Street, Brockworth, Gloucester, GL3 4LU

£590,000

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Farr & Farr Sales Lettings 

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£590,000

A LARGE AND HIGHLY INDIVIDUAL DETACHED
BUNGALOW IN A SMALL AND POPULAR LANE ON
THE SIDE OF COOPERS HILL

Green Street is a small and popular Lane climbing
Cooper's Hill on the southern edge of Brockworth.
Wonderful open countryside and the Cotswolds
are on the doorstep together with access to
excellent schooling, very good local shopping. The
M5 motorway and Cheltenham are within an easy
reach.

Number 35 is of a highly individual design and has
been cleverly extended to give very practical
accommodation with plenty of innovative storage.

Internally the accommodation comprises four
bedrooms of which bedroom four is currently used
as a dining room which adjoins the garden as well
as a formal sitting room, a family bathroom, a
beautifully fitted kitchen and adjoining utility
room. The master bedroom is very large and has
its own walk-in closet and an ensuite full
bathroom. It is gas centrally heated throughout
and double glazed. To the exterior the gardens are
very large, both to the front and rear and enjoys
privacy as well as ample parking and a garage.

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ENTRANCE HALL

UPVC double glazed front door with leaded light detail and glazed side
slips. Wood block flooring. Two double radiators. Inset ceiling
spotlights. Double cloaks cupboard. Full height store cupboard. Linen
cupboard. Wall thermostat. Access to part boarded loft with gas fired
central heating boiler.

CLOAKROOM

Low level WC. Vanity unit with wash hand basin and cupboard below.
Radiator. Polished tiled floor.

INNER HALL

SITTING ROOM 17' 10" x 12' 0" (5.43m x 3.65m)

Hole in the wall style fireplace with timber mantle and woodburning
stove with shelving and display cupboards to either side. Double
radiator. Double aspect. Fitted blinds.

KITCHEN 14' 2" x 12' 0" (4.31m x 3.65m) (Max).

Recently and comprehensively fitted with inset one and a half bowl
single drainer stainless steel sink unit with contemporary mixer taps
and cupboards below. Wall and base units with Oak worktops. Built-
in Miele oven and Neff induction hob with stainless steel cooker hood.
Second Miele oven and microwave. Built-in dishwasher. Pan drawers.
Space for fridge/freezer. Inset ceiling spotlights. Walk in larder
cupboard with cold shelf. Oak stable door to:-

UTILITY ROOM 10' 3" x 7' 0" (3.12m x 2.13m)

Inset single drainer stainless steel sink unit set into worktops with
cupboard below. Plumbing for washing machine and space for fridge.
Further worktops with base units and space for dryer. Polished tiled
floor. Radiator. Inset ceiling spotlights. Roof lights and UPVC double
glazed door to side garden.

DINING ROOM/BEDROOM 4 10' 7" x 10' 2" (3.22m x 3.10m)

Two wide UPVC double glazed double French doors to terrace and
garden. Double radiator. Built-in low-level cupboards with timber
worktop. Timber flooring.

BEDROOM 1 17' 10" x 14' 9" (5.43m x 4.49m)

Windows to front and rear. Double and single radiators. TV points.

Lobby with walk in dressing closet with shelving. Hanging space and
automatic light.

ENSUITE BATHROOM

Of a very good size with double ended panelled bath with central mixer
taps. Large shower cubicle with stainless steel double headed
controls. Fully tiled walls and glazed door. Contemporary wash hand
basin. Low-level WC. Heated towel rail/radiator. Polished tiled floor.
Inset ceiling spotlights.

BEDROOM 2 10' 7" x 7' 10" (3.22m x 2.39m)

Radiator. Window blinds.

BEDROOM 3 9' 10" x 8' 5" (2.99m x 2.56m)

Radiator.

BATHROOM

Panelled bath with separate stainless steel double headed shower
and glazed folding screen. Pedestal wash hand basin. Low-level WC.
Fully tiled walls. Tiled floor. Inset ceiling spotlights. Vertical heated
towel rail/radiator.

EXTERIOR

Front gardens are large, beautifully maintained and landscaped set on
gentle levels, predominantly laid to lawns with wall supports and
flowerbeds with an abundance of shrubs, small trees and bushes.
Parking for several cars and Two sets of steps to terrace and further
area of lawn with arch topped wrought iron gate to side gardens with
two brick built garden stores. Raised herb beds and useful storage
area. Outside tap. Opening to:-

Rear gardens, of a very good size laid predominantly to lawns with
paths and mature hedge borders giving privacy. Mature trees and
gate to productive vegetable garden with greenhouse, garden store
and compost areas.

GARAGE

Security lighting. Up and over door.

AGENTS NOTE

COUNCIL TAX: F

EPC: D-66

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





GROUND FLOOR



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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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