

35 Green Street, Brockworth, Gloucester, GL3 4LU





35 Green Street, Brockworth, Gloucester, GL3 4LU

£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.

www.farrandfarr.co.uk

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 boarders giving privacy. Mature trees and gate to productive vegetable garden with greenhouse, garden store and compost areas.

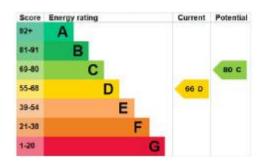
GARAGE

Security lighting. Up and over door.

AGENTS NOTE

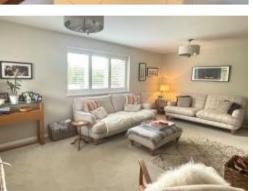
COUNCIL TAX: F

EPC: D-66











































GROUND FLOOR



ver in the by secretinations in the second of the second o

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.

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@

Lettings

40 Oxstalls Way Gloucester GL2 9JQ 01452 238298

lettings@