



HILLVIEW

Henley Bank Lane | Brockworth | Gloucestershire | GL3 4PG

HUGHES **HS** SEALEY

Welcome to... HILLVIEW

Welcome to Hillview, a wonderful modern and contemporary, two double bedroom family home, located along this no through lane on the edge of Brockworth. Offered for sale with no onward chain, the home is beautifully presented and enjoys a wealth of accommodation across the two floors, coupled with driveway parking to the front, a wraparound garden to the rear and a backdrop over Coopers Hill, and it is because of the above, that this property comes with a high recommendation to view.

Accessed via double opening electric gates, the driveway will house 2-3 cars whilst access to the garden is available via both sides of the home. Internally, the ground floor is dominated by an impressive, open plan kitchen/dining

room with the kitchen offering a wealth of units, that sit alongside a host of integrated appliances, and which is completed by tiled flooring.

To the rear of the property is a spacious living room which has sliding French doors giving access to the rear terrace. Further rooms to the ground floor include the utility room, cloakroom and finally the master bedroom which benefits from fitted wardrobes and a three-piece, en suite bathroom.

To the upper floor is a further double bedroom, enjoying an en suite shower room and finally a door leads to the loft space, ideal for those seeking that extra storage.









Explore outside... HILLVIEW

To the rear is the garden which wraps around the home and features a large paved terrace, lawns and a summer house, with attached garden shed, both of which benefit from light and power.

LOCATION

Brockworth boasts great transport links with easy access to both Gloucester City Centre and Cheltenham, as well as M5 J.11a (Southbound) just 2.5 miles and M5 J.11 (Northbound) only 5 miles away. Commuting to London from Gloucester is made easy with direct trains to Paddington.

Within the heart of Brockworth, you find an array of local shops and a large supermarket, in addition to outstanding nurseries and excellent schools, to include primary, junior and secondary.

KEY FEATURES

- A wonderful two double bedroom home, offered for sale with no onward chain

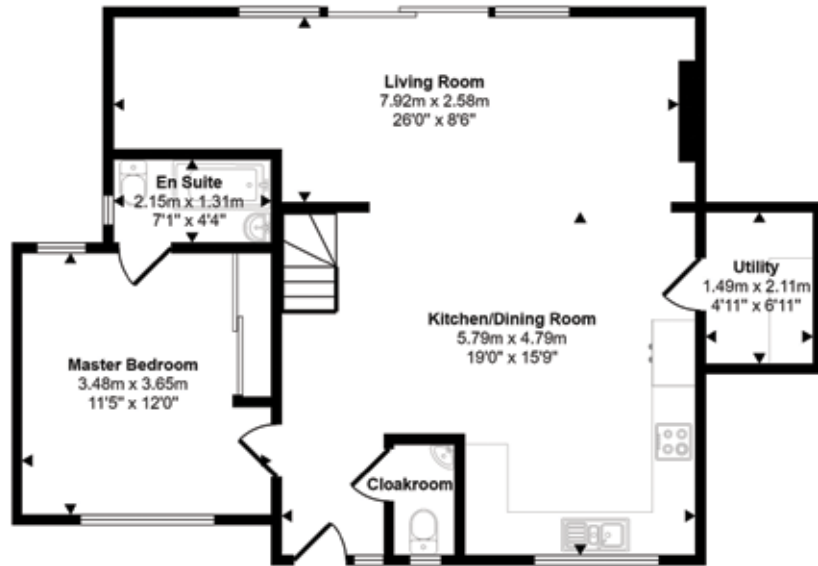
- Located along a no through lane and enjoying views of Coopers Hill in the background
- Property is accessed via electric gates leading to the driveway parking
- To the rear is an enclosed and private garden, offering paved terrace, lawns and summer house
- Internally the home enjoys a very modern and contemporary feel and design
- Large open plan kitchen/dining room with the kitchen enjoying a wealth of units
- Spacious living room to the rear with sliding doors to the garden
- Ground floor completed by master bedroom with en suite bathroom, cloakroom and utility room
- Upstairs is the second double bedroom with en suite shower room and further walk-in loft space
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode GL3 4PG.

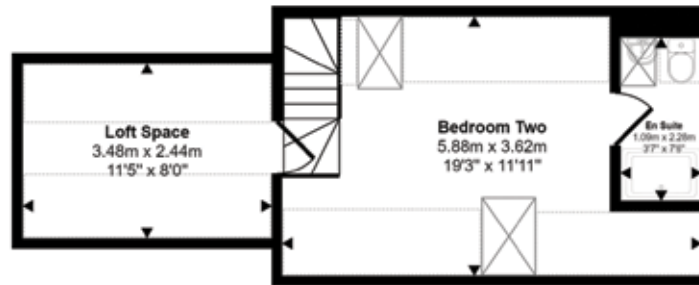


Approx Gross Internal Area
107 sq m / 1147 sq ft

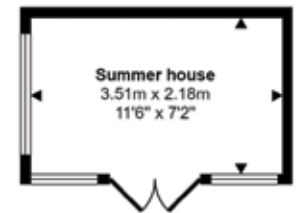


Ground Floor
Approx 69 sq m / 740 sq ft

☐ Denotes head height below 1.5m



First Floor
Approx 30 sq m / 325 sq ft



Summer house
Approx 8 sq m / 82 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





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