



MICHAEL TUCK
ESTATE & LETTING AGENTS



4 Badger Close, Brockworth – GL3 4XR

Gloucester

Guide Price **£465,000**

4 Badger Close

Brockworth, Gloucester

Executive Four Double Bedroom Detached Family Home In Perrybrook

This fantastic family home is tucked away on a quiet no through road on the ever popular Perrybrook Development in Brockworth. The property boasts a great outlook which oversee's a large nature pond and greenery.

In brief the property comprises of; entrance hall, downstairs cloakroom, study, spacious lounge, modern fitted kitchen/diner, utility room, first floor landing, four double bedrooms, family bathroom and en-suite to master.

Further benefits include; upvc double glazing, modern gas central heating with solar panel energy, enclosed private rear garden, garage and off road parking for multiple cars!

Potential rental value of £1,750 pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

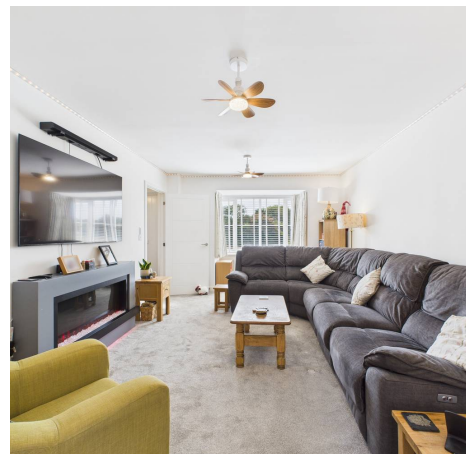
To avoid missing out, call us today on 01452 612020 to book your viewing.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Entrance Hall

Cloakroom

Study

7' 9" x 7' 8" (2.36m x 2.34m)

Lounge

17' 11" x 11' 3" (5.46m x 3.43m)

Kitchen/Diner

26' 4" x 9' 0" (8.03m x 2.74m)

Utility

7' 11" x 5' 10" (2.41m x 1.78m)

First Floor Landing

Bedroom 1

12' 1" x 11' 1" (3.68m x 3.38m)

En-Suite

7' 6" x 4' 11" (2.29m x 1.50m)

Bedroom 2

12' 10" x 9' 1" (3.91m x 2.77m)

Bedroom 3

10' 10" x 9' 4" (3.30m x 2.84m)

Bedroom 4

10' 1" x 8' 10" (3.07m x 2.69m)

Bathroom

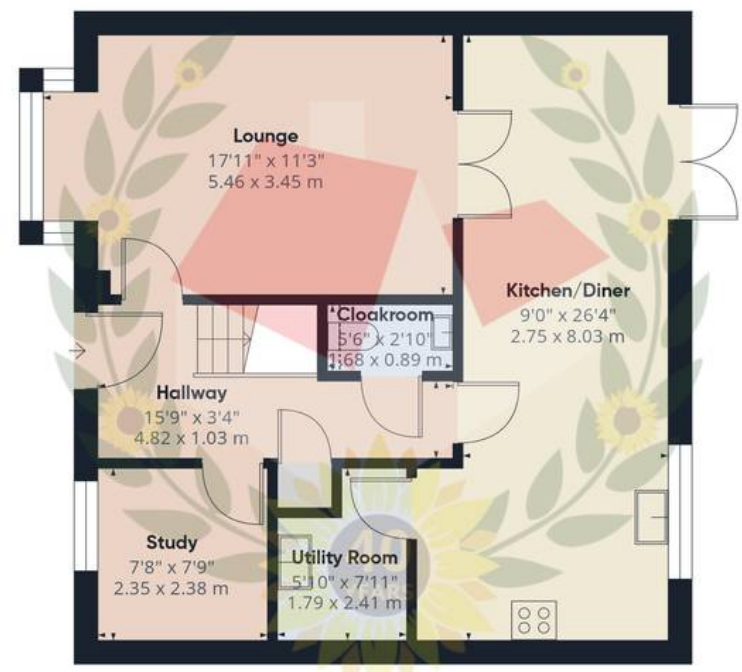
7' 5" x 7' 2" (2.26m x 2.18m)

Garage

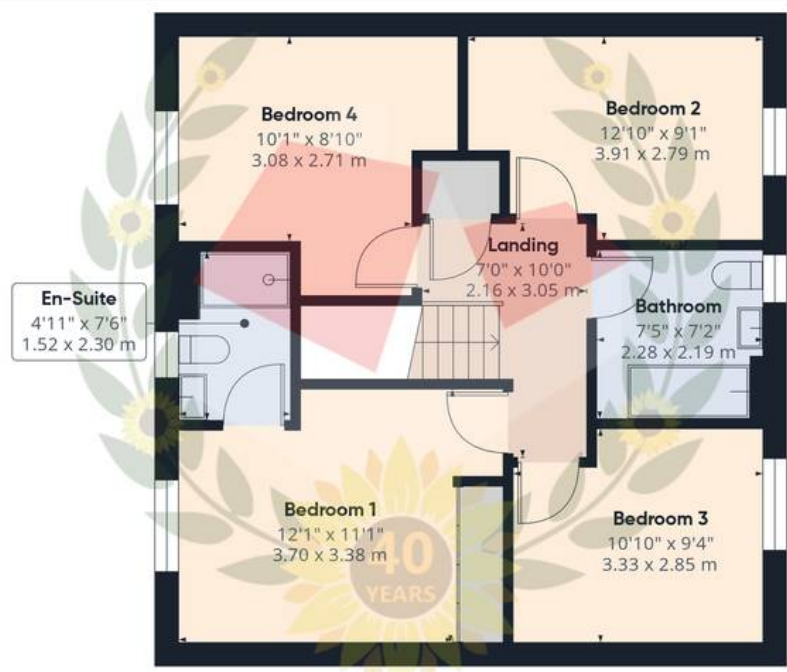
Additional Information From Seller

Utilities • Electricity – mains • Gas – mains • Water – mains
• Sewerage – mains • Broadband – fibre to premises





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1257 ft²
116.9 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Michael Tuck Estate & Letting Agents

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