



23 Somerdale Avenue, Brockworth, Gloucester, GL3 4WQ

£336,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Located in the highly sought-after Perrybrook estate in Brockworth, this beautifully presented three-bedroom semi-detached home offers modern living with an abundance of natural light, thanks to its desirable corner position with dual-aspect windows.

Stepping inside, a spacious entrance hall provides a warm welcome and leads into the heart of the home. The stylish kitchen/diner is well-appointed with modern fittings, ample storage, and space for dining, making it perfect for both everyday meals and entertaining. The bright and airy living room is a standout space, featuring French doors that open directly onto the garden, creating a seamless indoor-outdoor flow. The garden itself offers a perfect balance of decking and lawn, ideal for relaxing or social gatherings. A convenient downstairs WC completes this level.

Upstairs, the first floor boasts two generously sized double bedrooms, along with a well-proportioned third bedroom, which could serve as a home office or nursery. A contemporary family bathroom serves these rooms. The highlight of the home is the spacious master suite, complete with its own private en-suite shower room, providing a luxurious retreat.

Another key feature of this property is the detached garage.

Situated in a fantastic location, this home is within easy reach of local amenities, transport links, and excellent schools, making it an ideal choice for families and professionals alike.

Agents Note.

Freehold

EPC Rating: B84

Tewkesbury Borough Council Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.


Flood Risk:

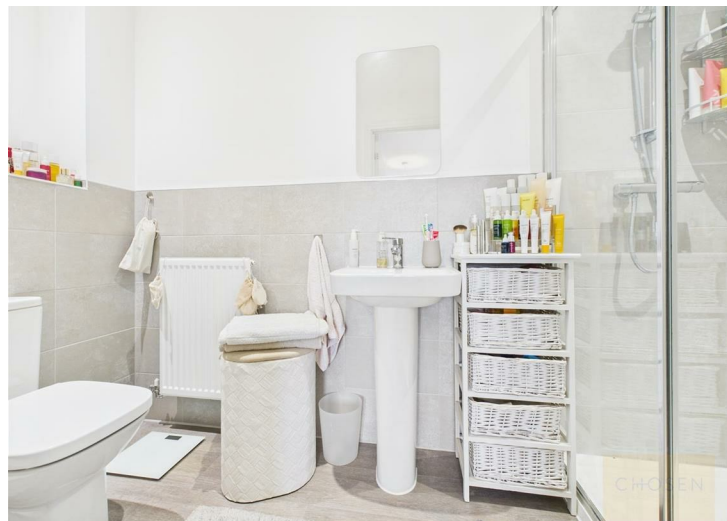
Rivers & Seas - Very low

Surface Water - Very low

- Modern three-bedroom semi-detached home
- Bright & airy family home
- Private rear garden
- EPC Rating - B84
- Corner position with dual-aspect windows,
- Generous master suite with a private en-suite
- Energy efficient
- Council Tax Band - C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Approximate total area⁽¹⁾
839.67 ft²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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