



10 Peregrine Road, Brockworth, Gloucester, GL3 4ZE

£350,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This beautifully presented three bedroom semi-detached home is the ideal blend of modern style, comfort, and convenience. With generous living spaces, a landscaped garden, and plenty of parking, it really is a 'turn key' home!

Step into the welcoming hallway, where a handy guest WC sets the tone for a thoughtfully designed home. The spacious kitchen/diner is the real heart of the home, fitted with sleek modern units and space for a family dining table – perfect for everyday meals or entertaining friends. At the rear, the light-filled living room boasts French doors opening directly onto the garden, creating a seamless flow between indoors and out.

Upstairs, the property offers three well-proportioned bedrooms, including a fabulous master with its own en-suite shower room. Bedrooms one and two both offer integrated wardrobe space, while a contemporary family bathroom serves the remaining two bedrooms.

The outside space is equally impressive: a private driveway with space for three vehicles, a single garage that has been partially converted to incorporate a home office/studio, and a beautifully landscaped rear garden. With a mix of lawn and decking, it's a fantastic space for barbecues, family gatherings, or simply enjoying the sunshine.

Perfectly positioned within a sought-after modern development, the property is close to local shops, schools, and excellent transport links – making it an ideal choice for first-time buyers, families, or professionals. Furthermore, the property comes fitted with solar panels - another huge benefit to the lovely home.

Agents Note.

Freehold
EPC Rating: B85
Tewkesbury Borough Council Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.


Flood Risk:

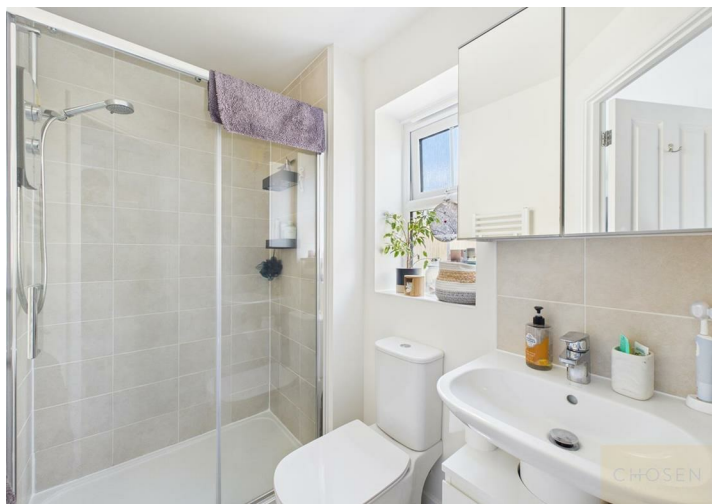
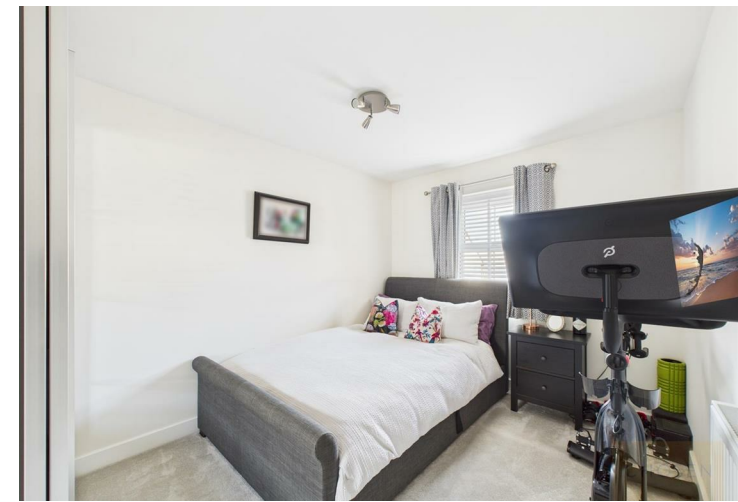
Rivers & Seas: Very Low
Surface Water: Very Low

Solar panels are fitted at the property and are owned outright.

- Modern Three Bedroom Semi-Detached Home
- Beautifully Decorated Throughout
- Driveway Providing Off Road Parking For Three Vehicles
- Converted Garage Creating A Home Office/Studio Space
- Downstairs WC, Family Bathroom And En-Suite
- Landscaped Rear Garden
- EPC Rating: B85
- Council Tax Band: C

Energy Efficiency Rating

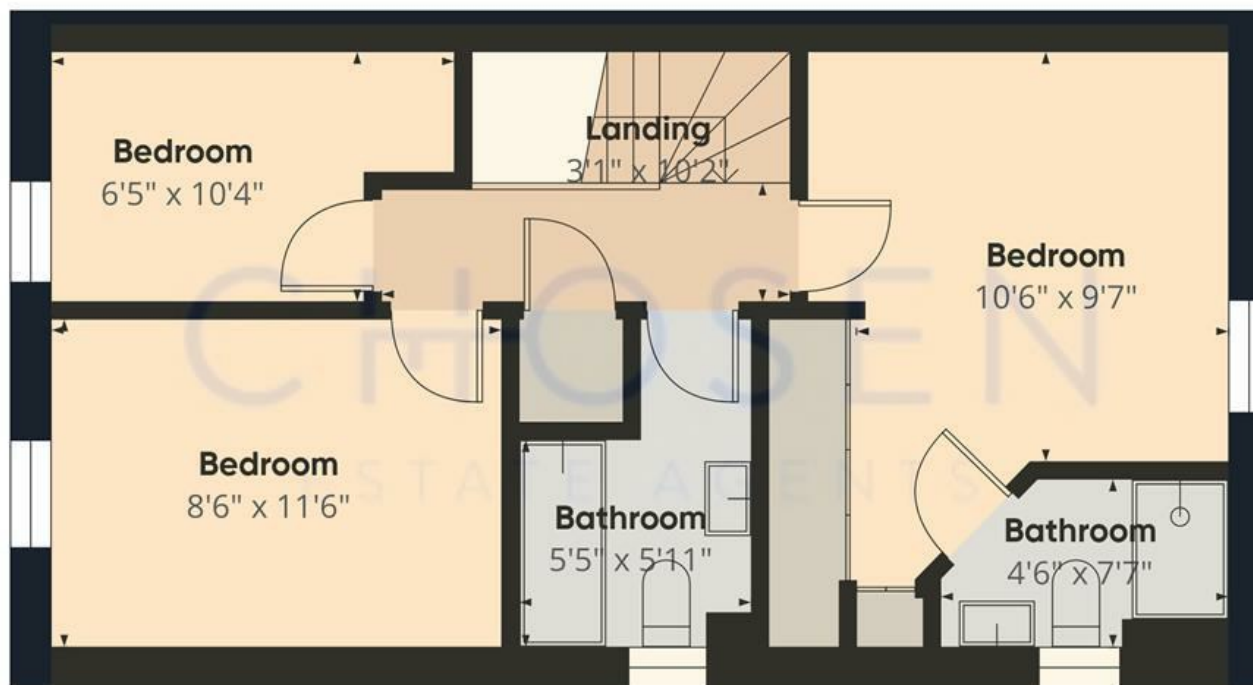
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floor 0 Building 1

Approximate total area⁽¹⁾
859 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

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

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