



39 Boverton Drive, Brockworth, Gloucester, GL3 4DA

£395,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

### Extended Three Bedroom Semi-Detached Home in Brockworth

Situated in the sought-after area of Brockworth, this beautifully extended three-bedroom semi-detached home offers spacious and versatile living accommodation, ideal for modern family life.

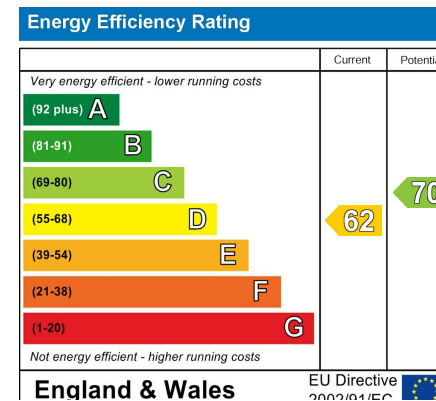
The ground floor welcomes you with a cosy yet stylish living room featuring a charming fireplace, perfect for relaxing evenings. To the rear, the property opens into a bright and airy kitchen/dining space, thoughtfully designed with ample worktop space, breakfast bar seating, and direct access into a stunning conservatory. This additional living area overlooks the generous rear garden, creating a seamless indoor-outdoor flow ideal for entertaining. A convenient downstairs WC and utility space complete the ground floor.

Upstairs, the property boasts three well-proportioned double bedrooms, providing plenty of space for families or those needing a home office. The layout is further enhanced by both a modern shower room and a separate bathroom, offering practicality and flexibility for busy households.

Externally, the home continues to impress with a 100ft south-facing rear garden featuring multiple patio seating areas, a timber workshop, lawn, and mature planting—perfect for enjoying outdoor living. To the front, a driveway provides off-road parking for up to three vehicles.

This fantastic home combines character, space, and modern convenience in a popular residential location, close to local amenities, schools, and transport links.

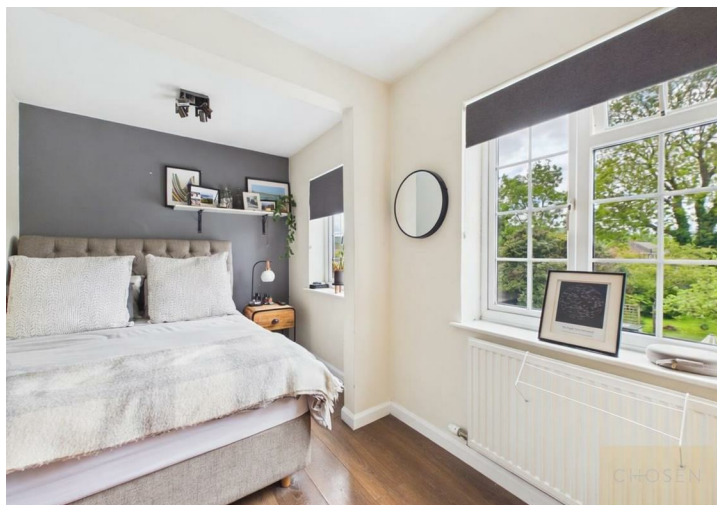
- Extended Semi-Detached Home
- Beautifully Generous Rear Garden
- Downstairs WC and Two Upstairs Bathrooms
- EPC Rating: D62
- Three Double Bedrooms
- Contemporary Open Plan Living
- Driveway With Off Road Parking For Three Vehicles
- Council Tax Band: C



Agents Note.

Freehold  
EPC Rating: D62  
Tewkesbury Borough Council Tax Band: C  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

Flood Risk  
Low





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1155 ft<sup>2</sup>

(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.

GIRAFFE360

