48 Peregrine Road, Brockworth

£435,000

Farr & Farr Sales & Lettings

48 Peregrine Road

Brockworth, Gloucester

Located in a desirable area of Coopers Edge, this modern four bedroom property offers spacious accommodation throughout and has easy access to a good range of local amenities and green open space.

The front door opens into an entrance hall and through to a large living / dining room at the rear of the property. A modern kitchen is fitted with a range of units and a study provides a very practical working from home space.

Stairs lead to the first floor landing with four double bedrooms. The master bedroom benefits from an en suite and a modern bathroom completes the property.

Driveway parking leads to the garage while the attractive rear garden features a patio, lawn and planted borders.

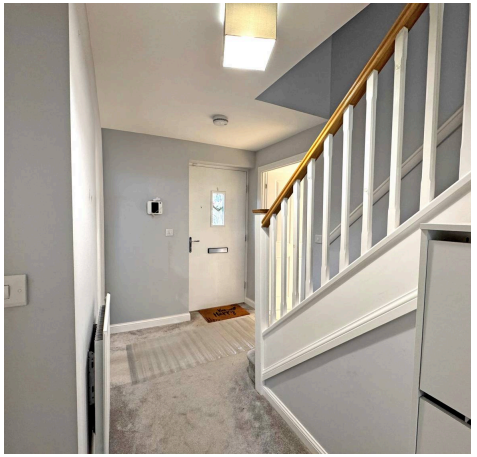
Coopers Edge is a modern development on the edge of Gloucester with excellent local amenities including major supermarket, health club, pub and cafes. The property is within easy reach of open space and footpaths. The property is currently let but is available with no onward chain.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Entrance Hall
Composite front door into entrance hall. Carpet. Radiator.

Living / Dining Room
14' 4" x 23' 3" (4.37m x 7.08m)
Large reception room with living area and dining area. Double glazed window and French doors to rear. Carpet. Radiator.

Kitchen
13' 4" x 9' 9" (4.06m x 2.96m)
Modern kitchen with a range of wall, base and drawer units. Worktop over. Fitted oven with four ring gas hob and extractor hood over. Fitted dishwasher, washing machine and fridge freezer. Stainless steel sink with draining board and mixer tap. Double glazed window to front. Tiled flooring. Radiator.

Study
6' 9" x 6' 8" (2.07m x 2.02m)
Double glazed window to front. Carpet. Radiator.

Cloakroom
3' 5" x 5' 10" (1.05m x 1.79m)
WC. Basin. Tiled flooring.

First Floor Landing
Access to loft via hatch. Carpet. Cupboard.

Bedroom One
10' 2" x 13' 4" (3.09m x 4.07m)
Double glazed window to rear. Carpet. Radiator.

En Suite
5' 1" x 6' 9" (1.54m x 2.07m)
WC. Basin. Shower. Tiled flooring.

Bedroom Two
9' 8" x 13' 3" (2.94m x 4.05m)
Spacious double bedroom with double glazed window to front. Carpet. Radiator.

Bedroom Three
9' 9" x 12' 10" (2.96m x 3.92m)
Double glazed window to front. Carpet. Radiator.

Bedroom Four
8' 9" x 9' 7" (2.66m x 2.92m)
Double glazed window to rear. Carpet. Radiator.

Bathroom
6' 10" x 5' 6" (2.09m x 1.68m)
Modern bathroom with WC, basin and bath with shower over. Frosted double glazed window to side. Part-tiled walls. Tiled Flooring.

Garage
19' 1" x 9' 6" (5.82m x 2.90m)
Garage accessed off the driveway. Electric roller door. Lighting and electric.

SCRABBLE
FRUSTRATION
MONOPOLY

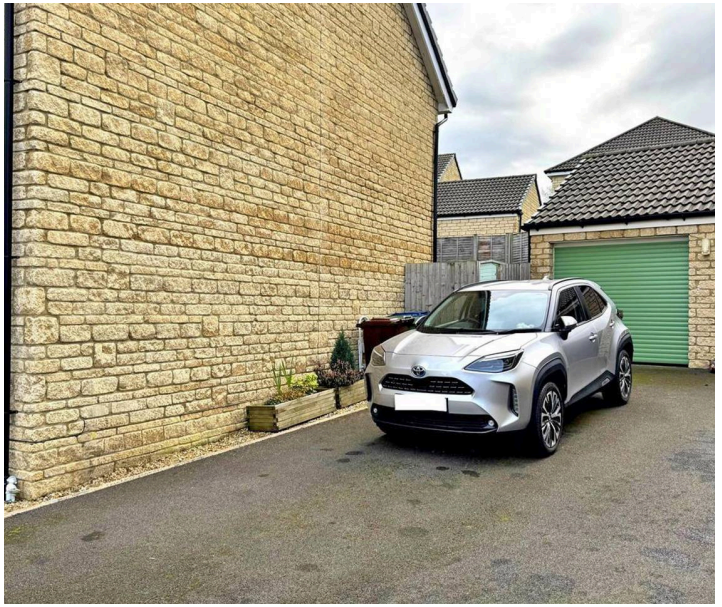
REAR GARDEN

Attractive rear garden. Patio. Lawn. Planted borders. Side access. South-facing.

DRIVEWAY

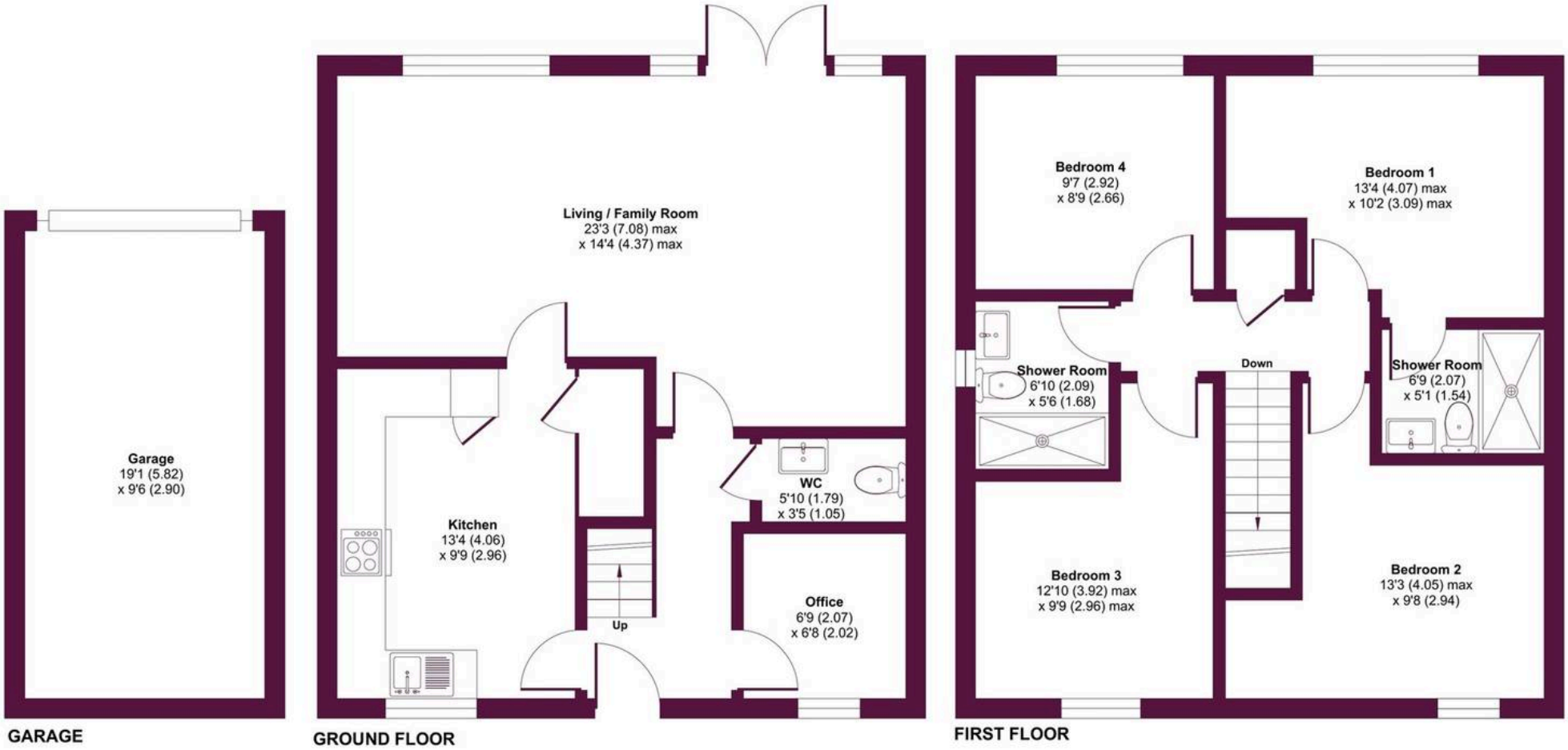
2 Parking Spaces

Off road parking leading to the garage.



Peregrine Road, Brockworth, Gloucester, GL3

Approximate Area = 1180 sq ft / 109.6 sq m
Garage = 187 sq ft / 17.3 sq m
Total = 1367 sq ft / 126.9 sq m
For identification only - Not to scale



Farr and Farr Hucclecote

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