



43 Green Street, Brockworth
£495,000

Farr & Farr Sales & Lettings

43 Green Street

Brockworth, Gloucester

A large and highly individual detached bungalow set on the slopes of Cooper's Hill, positioned within the small and well-regarded Green Street on the southern edge of Brockworth.

Open countryside is close at hand, with excellent schooling, good local shopping, easy access to the M5 motorway, and Cheltenham within comfortable reach.

The spacious accommodation includes three bedrooms, with the master enjoying an ensuite and walk-in wardrobe, an additional attic room, a large living room with sliding doors opening onto the beautiful, private rear garden, and a generous family bathroom featuring both a bath and separate shower cubicle.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Porch

Double glazed obscured glass door.

Dining Hall

Fluted glass door and window. Laminate flooring. Radiator. Electricity meter. Access to loft. Airing cupboard.

Living Room

17' 11" x 13' 5" (5.45m x 4.08m)
Laminate flooring. Doubled glazed window to front. Sliding doors onto rear garden. Electric feature fireplace with mantle. Radiator.

Kitchen/Diner

12' 4" x 10' 2" (3.75m x 3.10m)
A range of base units and wall cabinets with laminate worktop over. Stainless steel sink with drainer and mixer tap. Built in electric oven with gas hob. Extractor hood with tiled splashback. Part tiled walls. Space for washing machine/dishwasher and fridge freezer. Wall mounted combi boiler. Window and door to conservatory.

Conservatory

12' 2" x 7' 5" (3.70m x 2.26m)
Single glazed with sliding door. Power. Plumbing for washing machine.

Bathroom

Tiled flooring. Double glazed obscured glass window to rear. Panelled bath. Shower cubicle with Mira shower. Basin. WC.



Bedroom One

13' 4" x 9' 11" (4.07m x 3.03m)

Double glazed window to front. Carpet flooring. Radiator. Walk-in wardrobe / cupboard.

En-Suite

Heated towel rail. Extractor. WC. Basin. Shower unit with Mira shower.

Bedroom Two

10' 2" x 10' 0" (3.11m x 3.04m)

Carpet flooring. Double glazed window. Built in wardrobe. Radiator.

Bedroom Three

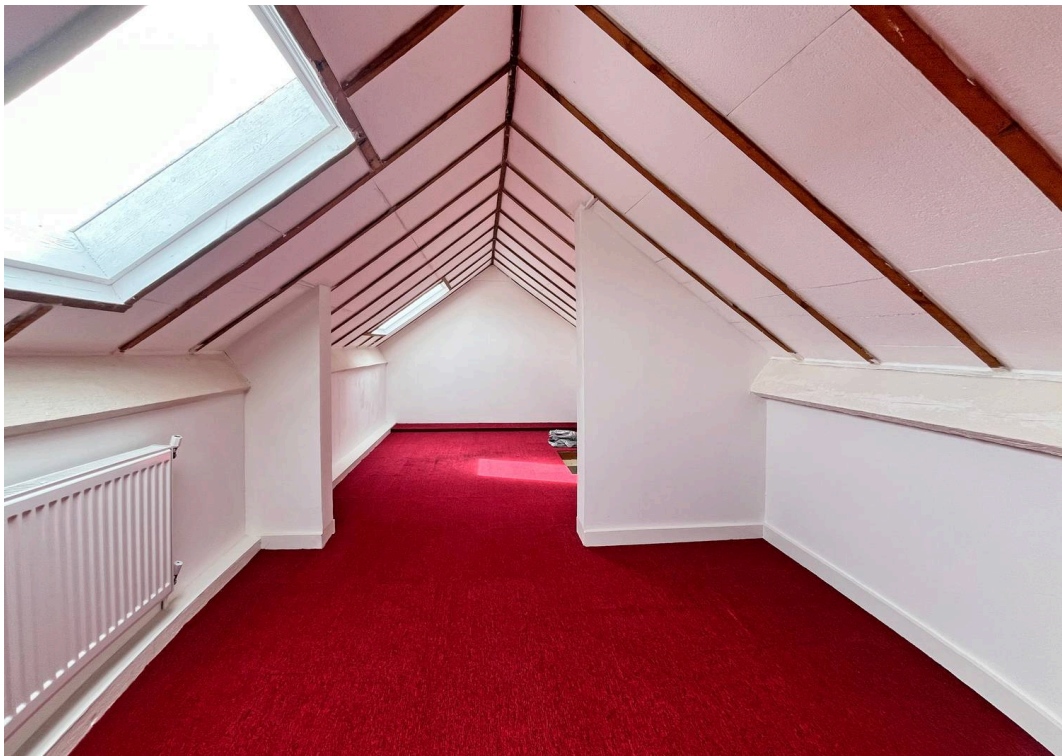
12' 10" x 7' 3" (3.90m x 2.22m)

Carpet flooring. Radiator. French doors onto rear garden.

Attic Room

Accessed from hallway via loft ladder. Carpet flooring. Radiator. Two Skylight windows.





FRONT GARDEN

Large driveway. Laid to lawn with mature shrubs and hedging.

REAR GARDEN

Very private and surrounded by mature hedging. Garden Shed. Area of patio. Laid to lawn. Side access on both sides.

GARAGE

Single Garage

Double doors. Power. Door to rear garden.

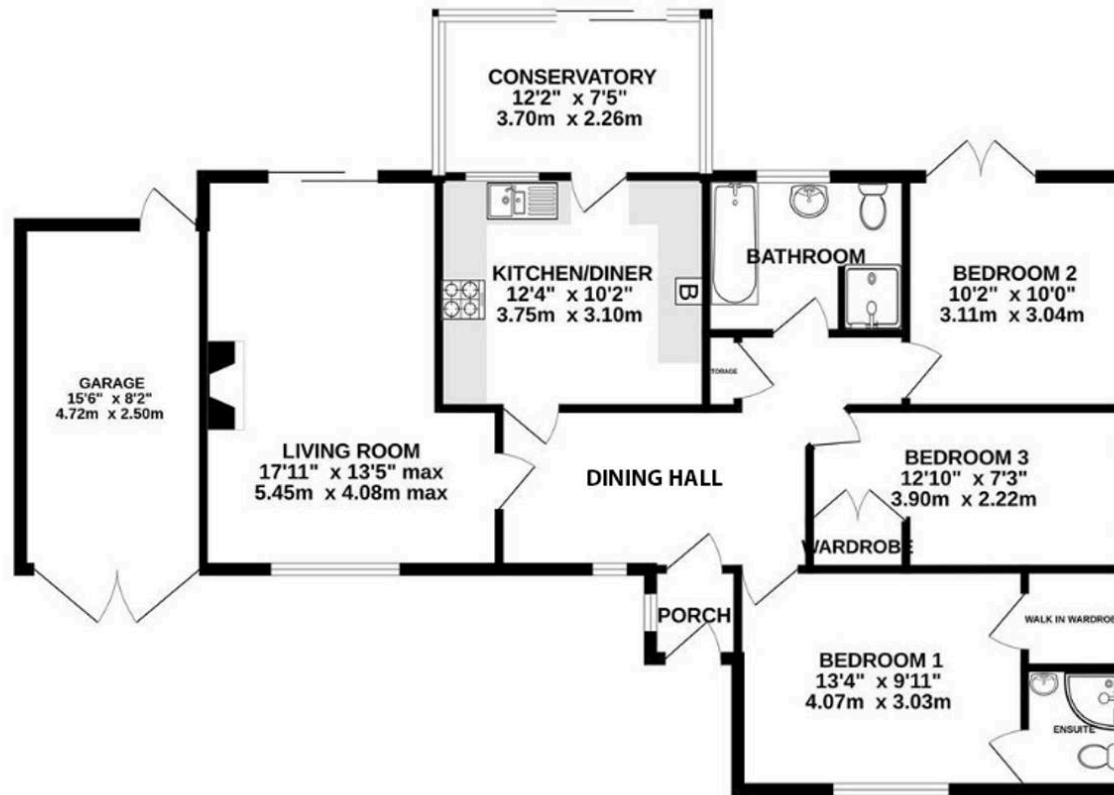
DRIVEWAY

3 Parking Spaces

Large driveway for multiple vehicles.



GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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