



**9 Park Brake, Gloucester GL2 8EJ**

**£439,950**



## 9 Park Brake, Gloucester GL2 8EJ

• Well presented and extended family home • Large Master bedroom with ensuite • Garage and parking • Generous reception rooms • Low maintenance rear garden • Close to village primary school • EPC (tbc) • Tewkesbury Borough Council tax band D - £2322.20

**£439,950**

### Entrance Hall

Generously sized entrance hall with stairs to first floor and doors off.

### Living Room

Spacious living room boasting a feature fireplace with inset electric fire and two windows overlooking the front aspect.

### Kitchen

A well appointed kitchen featuring a range of floor and eye level units with wood block worktops and integrated appliances to include inset stainless steel sink with mixer tap, a four ring gas hob, an oven and a dishwasher. The kitchen also includes space for washing machine and space for tumble dryer and window to rear aspect.

### Dining / Family Room

Spacious dining / family room with French doors leading out to the rear patio.

### WC

White suite comprising WC and hand wash basin. Frosted window to the side aspect.

### Bedroom One

Large and spacious bedroom with windows overlooking the rear aspect.

### En-suite

En-suite comprising of large shower enclosure, electric shower, WC and hand wash basin. Frosted window to side aspect.

### Bedroom Two

Double bedroom with window overlooking the side aspect.

### Bedroom Three

Double bedroom with window overlooking the front aspect.

### Bedroom Four

Window overlooking the front aspect.



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## Family Bathroom

Bathroom to include fully tiled walls and a white suite comprising bath with direct feed power shower over, low level WC and hand wash basin. Frosted window to side aspect.

## Outside

To the front of the property boasts a block paved driveway providing parking for several cars and a lawned area with side access leading to the rear garden. The rear garden features a raised block paved patio suitable for alfresco dining along with a path leading down towards the lawned area and a wooden cabin ideal for home workspace.

## Location

Highnam is a village and civil parish on the outskirts of the city of Gloucester. It is 3 miles northwest of the city on the A40, on its way to Ross, west of Alney Island and Overbridge. The parish includes the villages of Lassington and Over. With a CofE primary school, village hall, day nursery providing child care from 3 months to 5 years, a village shop and a doctors surgery.

Highnam also has an eighteen hole golf course and a large business park just outside the main village. Highnam Woods to the west of the village are managed by the RSPB as a nature reserve, and

Lassington Woods are to the east of the village.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band D (£2,322.20 per annum 2026/27).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

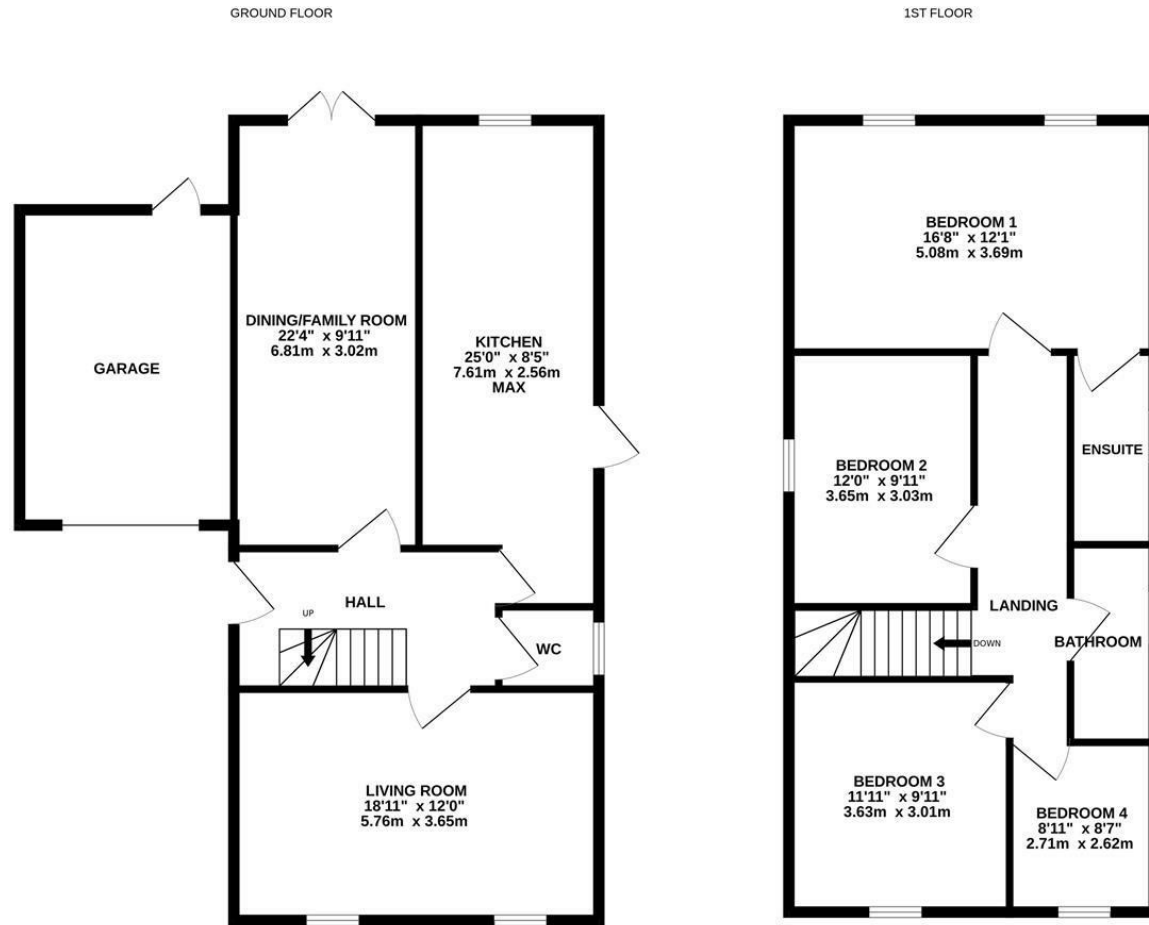
Heating: Gas central heating.

Broadband speed: standard 3 Mbps, superfast 70 Mbps,

Mobile phone coverage: EE, Vodafone, Three, O2







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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