



6 Castello Road

Brockworth, Gloucester, GL3 4XZ

Offers over £535,000



Murdock and Wasley are proud to present this impressive modern five-bedroom detached town house, occupying a desirable cul-de-sac position overlooking a green space.

The property offers bright, spacious, versatile and move-in-ready accommodation throughout. Built in 2022, the home also benefits from over six years remaining on the NHBC warranty.

The current owners have invested approximately £37,000 in high-quality upgrades, giving the property a premium finish throughout. These include the thickest gentle-touch carpet, bespoke venetian blinds to all rooms, upgraded kitchen specification, quartz Caesarstone worktops to kitchen and utility room, Porcelanosa ceramic flooring to WC, hallway, utility room and kitchen/diner, as well as walk-in wardrobes, to name just a few.

The property boasts five double bedrooms, three bathrooms, and two reception rooms, along with a kitchen/diner, utility room and ground-floor WC. Additional features include a walled rear garden, garage, and off-road parking.

This property is a must see to fully appreciate the excellent proportions and light-filled, contemporary living space on offer.



Entrance Hall

Accessed via Double glazed composite front door, Ceramic Porcelanosa flooring, stairs to 1st floor, doors leading to Kitchen Diner, Living Room, Utility and WC

Office

Double Glazed UPVC window with front aspect, powerpoints, radiator.

Living Room

UPVC Double glazed bay window, power points, radiator, White downlights

Kitchen/ Diner

Range of wall and base level storage units with Quartz Caesarstone worktops, double oven, grill, four ring gas hob and extractor hood over, built-in fridge freezer, integrated dishwasher, 1 1/2 bowl sink and drainer with mixer tap, Ceramic Porcelanosa flooring, White downlights and UPVC French doors to rear garden

Utility

Base level units with Quartz Caesarstone worktops over, hand wash basin in vanity unit, Ceramic Porcelanosa flooring, radiator, space for drier and washing machine.

WC

White downlights, Low level WC, Pedestal hand wash basin with mixer tap, radiator, partly tiled walls, Ceramic Porcelanosa flooring

Master Bedroom

Radiator, double glazed UPVC window with front aspect, power points, doors leading to walk in wardrobe and En Suite.

The Walk in wardrobe has built in storage on both sides, 1 tinted glass, 1 mirror, and is accessed via a door in the master bedroom.

En Suite

White downlights, partly tiled walls, frosted UPVC Double glazed window, low level WC, Pedestal sink with mixer taps, heated towel rail, shower cubicle with wall mounted shower.

Bedroom 2

Powerpoints, radiator, double glazed UPVC window with rear aspect.

Bedroom 3

Powerpoints, radiator, UPVC double glazed window with front aspect.

Bathroom

White downlights, partly tiled walls, frosted UPVC Double glazed window, low level WC, Pedestal sink with mixer taps, heated towel rail, roll top bath with shower above.

Bedroom 4

Powerpoints, radiator, storage in the eaves, UPVC double glazed window with front aspect.

Bedroom 5

Powerpoints, radiator, storage in the eaves, UPVC double glazed window with front aspect.

Bathroom

White downlights, partly tiled walls, frosted UPVC Double glazed window, low level WC, Pedestal sink with mixer taps, heated towel rail, shower cubicle with wall mounted shower.

Outside

The property is enclosed by a walled garden, with a small patio area, the property garden is lawned, with gated side access,

The garage to this property can be found to the rear of the garden as well as the off road parking.

Tenure

Freehold.

We are advised there is a management estate charge of circa £160.00 per annum.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council
Council Tax Band F

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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