

28 Stearman Walk Lobleys Drive, Brockworth

£325,000

Farr & Farr Sales & Lettings

28 Stearman Walk Lobleys Drive

Brockworth, Gloucester

This very well presented three-storey townhouse sits within Coopers Edge and benefits from an excellent range of local amenities.

The front door opens in to a spacious entrance hall with cloakroom and leads through to the kitchen / dining room at the rear of the property. The ground floor has a reception room which could be ideally used as a study or dining room.

Stairs lead to the first floor landing with a lovely living room and master bedroom with en suite.

Three further good sized bedrooms and family bathroom are on the second floor.

To the rear, a pleasant garden is laid to patio with decking and a garage and parking are accessed from the rear of the property.

Coopers Edge is a modern estate in Gloucester and is within easy reach of Gloucester Business Park and M5 motorway. The property is available with no onward chain.

Council Tax band: C

Tenure: Freehold

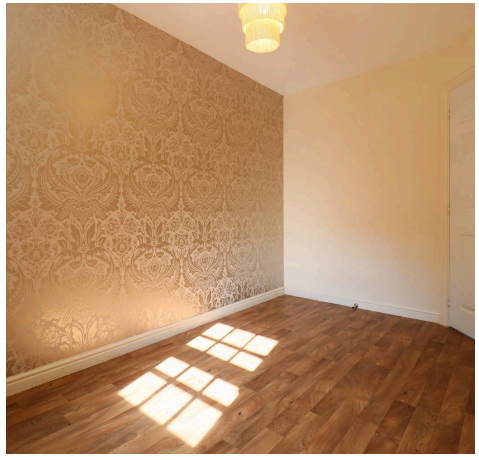
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C















Entrance Hall
A spacious and welcoming entrance hall. Composite front door. Vinyl flooring. Radiator. Cupboard. Stairs to first floor landing.

Study
12' 1" x 7' 7" (3.69m x 2.31m)
Double glazed sash window to front. Vinyl flooring. Radiator.

Kitchen / Dining Room
14' 1" x 14' 8" (4.30m x 4.48m)
Modern kitchen units with a range of wall, base and drawer units. Laminate worktop. Stainless steel sink with draining board and mixer tap. Fitted double oven. Four ring gas hob with extractor hood. Cupboard. Vinyl flooring. Radiator. Double glazed window to rear. Patio doors.

Cloakroom
3' 8" x 4' 7" (1.13m x 1.40m)
WC. Basin. Radiator. Vinyl flooring.

First Floor Landing
Carpet. Radiator. Cupboard.

Living Room
12' 9" x 14' 9" (3.89m x 4.49m)
Beautiful living room with two large double glazed sash windows to front. Carpet. Radiator.

Master Bedroom
11' 6" x 12' 8" (3.50m x 3.85m)
Master bedroom suite with double glazed window to rear. Carpet. Radiator. Fitted wardrobes.

En Suite
5' 5" x 5' 1" (1.65m x 1.56m)
Frosted double glazed window to rear. WC. Basin. Enclosed shower. Part tiled walls. Vinyl flooring. Radiator.

Second Floor Landing
13' 3" x 6' 6" (4.04m x 1.99m)
Carpet. Radiator. Access to loft via hatch. Airing cupboard.

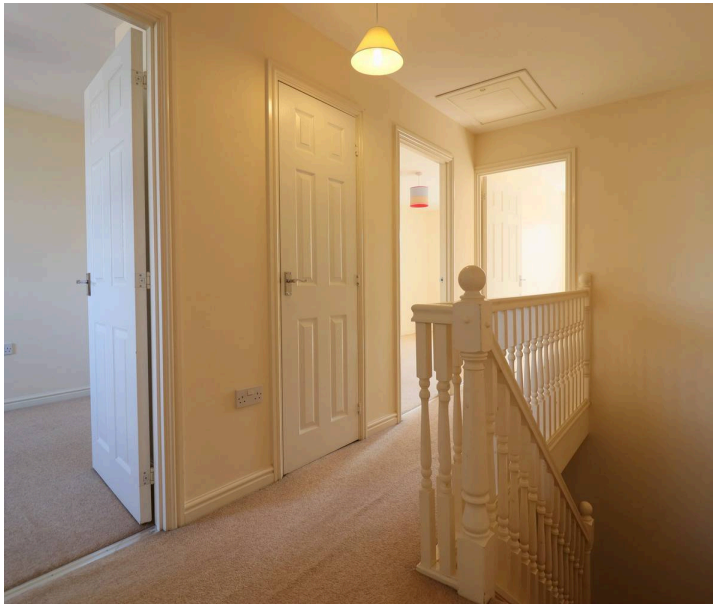
Bedroom Two
17' 0" x 7' 11" (5.19m x 2.41m)
Large double bedroom. Double glazed sash window to front. Carpet. Radiator.

Bedroom Three
Double glazed window to rear. Carpet. Radiator.

Bedroom Four
11' 2" x 6' 6" (3.40m x 1.99m)
Double glazed sash window to front. Carpet. Radiator.

Bathroom
5' 6" x 6' 6" (1.68m x 1.98m)
Frosted double glazed window to rear. WC. Basin. Bath with shower head. Part tiled walls. Vinyl flooring. Radiator.















FRONT GARDEN

Pathway to front door and side. Area laid to stones. Railings surround.

REAR GARDEN

Attractive rear garden with patio and raised decked area. Area laid to stones. Fence surround. Gate to rear. Side and rear access.

GARAGE

Single Garage

Garage accessed from the rear.

ALLOCATED PARKING

1 Parking Space

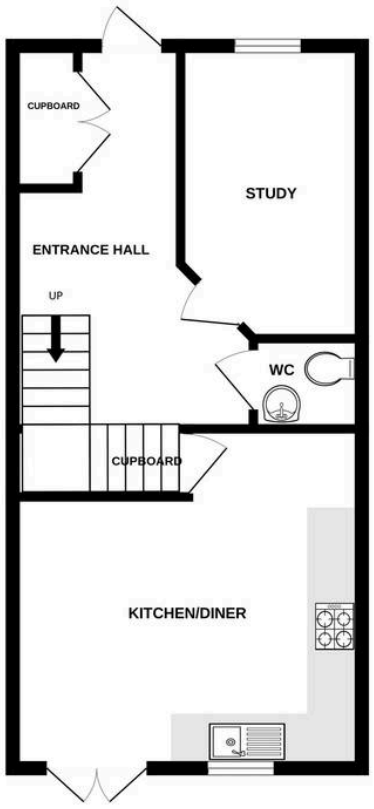
Parking in front of garage to the rear.



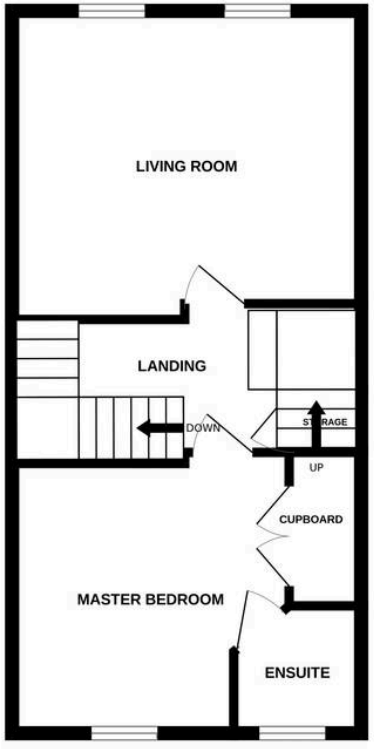




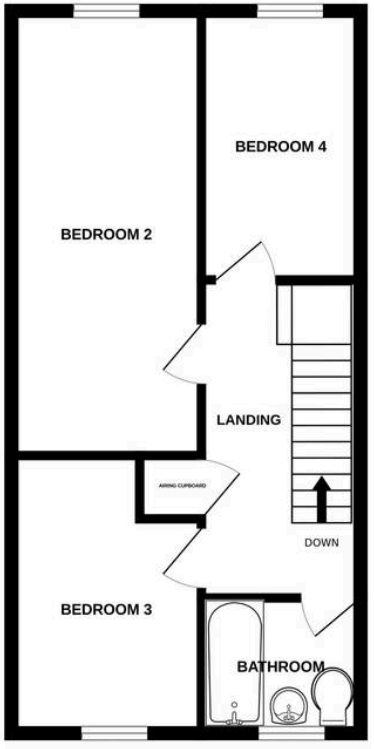
GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
433 sq.ft. (40.3 sq.m.) approx.



28 STEARMAN WALK

TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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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