



R B WALTERS  
ESTATE AGENTS



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*Donaldson Drive, Brockworth, Gloucester,  
Gloucestershire, GL3 4GR.*

*£535,000*

This is a superb family home offering exceptional space which is extremely well presented throughout with a good size rear garden, office/study and wonderful open plan heart to the home.

This spacious detached house looks impressive from the outside but step inside and the crisp white finish that flows through every room provides a modern, contemporary feel where you can move straight in and call it home.

The bright and welcoming hallway has a good size study/office and then a separate, bay-fronted lounge ideal for relaxing at the end of the day. The hub of the room and the gathering place for when friends come to visit is the stunning, open plan kitchen/dining/family room which runs across the whole width of the back of the house. Measuring an impressive 30ft x 12ft (9.35m x 3.69m) the fully fitted kitchen has a complete range of fitted appliances and has two windows and bi-fold doors overlooking the garden. At one end is a cosy sitting area, with a good size dining table centrally located with the kitchen at the far end having a door into the utility room where there is a built in pantry cupboard. The ground floor also has a cloakroom.

Upstairs, the generous accommodation continues with five good size bedrooms. The master bedroom has built in wardrobe and an ensuite whilst the guest bedroom also features private ensuite facilities. The other 3 bedrooms will all take a double bed and there is a family bathroom.

Outside, the driveway provides parking for several cars and leads to the double garage which currently has a stud wall partition across the middle to provide separate storage and workshop space. This could easily be removed if required. The rear garden is of good proportions and has a generous area of lawn, full width patio and further seating area.

#### *Entrance Hall*

#### *Living Room*

*14' 11" x 14' 9" (4.54m x 4.49m)*

#### *Office/Study*

*9' 7" x 7' 9" (2.92m x 2.36m)*

#### *Cloakroom*

*5' 5" x 3' 6" (1.65m x 1.07m)*

#### *Kitchen/Dining/Family Room*

*30' 7" x 12' 1" (9.31m x 3.68m)*

#### *Utility Room*

*7' 5" x 5' 5" (2.26m x 1.65m)*

#### *First Floor Landing*

#### *Bedroom*

*12' 9" x 11' 2" (3.88m x 3.40m)*





**Ensuite**

6' 11" x 4' 6" (2.11m x 1.37m)

**Bedroom**

12' 1" x 10' 4" (3.68m x 3.15m)

**Ensuite**

6' 11" x 4' 3" (2.11m x 1.29m)

**Bedroom**

10' 6" x 7' 10" (3.20m x 2.39m)

**Bedroom**

9' 11" x 8' 9" (3.02m x 2.66m)

**Bedroom**

9' 9" x 8' 8" (2.97m x 2.64m)

**Bathroom**

6' 11" x 5' 7" (2.11m x 1.70m)

**Outside**

**Driveway Parking for Several Cars**



**Double Garage**

17' 9" x 17' 2" (5.41m x 5.23m)

**Rear Garden**



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1922 ft<sup>2</sup>  
178.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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