



R B WALTERS
ESTATE AGENTS



*Green Street, Brockworth, Gloucester,
Gloucestershire, GL3 4LX.*

£575,000

A home with the WOW factor!. This stunning home has been completely re-modelled and provides superb living space with a light contemporary finish of the highest quality.

The entrance hall immediately presents you with an idea of what lies ahead being spacious and welcoming with wide openings either side to the lounge and dining room. The lounge has a feature wood burning stove and the dining room is perfect for those who like to host dinner parties and comfortably fits almost any dining table. At the far end is a fitted work station complete with sink and drinks fridge, a perfect place from which to serve your guests. The large kitchen/breakfast room is fully fitted and includes a fantastic larder cupboard and raised breakfast bar where you can sit on the bar stools or comfortably stand and lean as you chat to friends and family. There is also a utility room and cloakroom.

The first floor has three double bedrooms and a stylish family bathroom with stand alone bath and walk in double shower. The top floor is dedicated to the master suite with a generous bedroom playing host to a skylight giving glimpses of the night sky in an area with little light pollution. The dressing area has multiple fitted wardrobes each with courtesy lighting and there is striking ensuite shower room.

The driveway provides parking for 7/8 cars and has access both sides to the rear. There is a good size workshop with power and light and covered dining area ideal for al fresco evenings. The rear garden is generous in size and completely private from any of its neighbours.

Located in a quiet lane with little passing traffic the property is convenient for Gloucester and Cheltenham as well as the M5 motorway and Gloucester Business Park. Everyday amenities are all within close proximity and a regular bus service to the City centre where you will find the hospital and trains station is at the bottom of the road. The immediate area offers an abundance of countryside walks and recreational activity making this a ideal location to raise a family.

Entrance Hall

0' 0" x 0' 0" (0.00m x 0.00m)

Living Room

17' 11" x 10' 9" (5.46m x 3.27m)

Dining Room

18' 8" x 8' 8" (5.69m x 2.64m)

Kitchen/Breakfast Room

10' 11" x 10' 9" (3.32m x 3.27m)
(minimum measurements)

Utility Room

8' 1" x 5' 9" (2.46m x 1.75m)

Cloakroom

5' 7" x 2' 10" (1.70m x 0.86m)

First Floor Landing

Bedroom

18' 0" x 10' 10" (5.48m x 3.30m)





Bedroom

15' 4" x 8' 11" (4.67m x 2.72m)

Bedroom

10' 11" x 10' 11" (3.32m x 3.32m)

Bathroom

11' 1" x 9' 4" (3.38m x 2.84m)

Second Floor Landing

Bedroom

17' 3" x 13' 11" (5.25m x 4.24m)

Dressing Area

8' 7" x 5' 7" (2.61m x 1.70m)

Ensuite

8' 9" x 8' 0" (2.66m x 2.44m)

Outside

Driveway Parking for 7/8 Cars

Rear Garden

Covered Entertaining Area

Workshop



Approximate total area⁽¹⁾

1730 ft²
160.8 m²

Reduced headroom

38 ft²
3.5 m²

(1) Excluding balconies and terraces

Reduced headroom

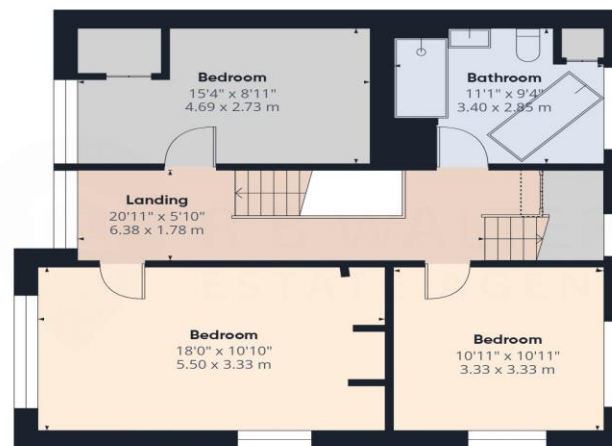
..... Below 5 ft/1.5 m

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

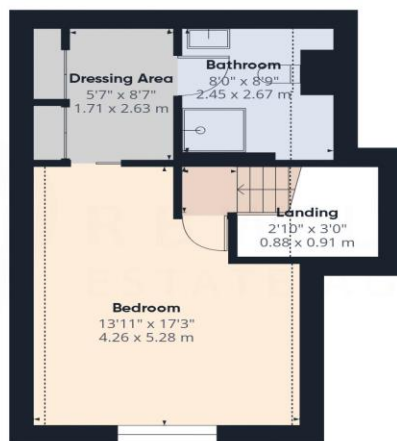
GIRAFFE360



Ground Floor



Floor 1



Floor 2



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