



34 Westfield Avenue, Brockworth GL3 4AX

£450,000



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- Extended four-bedroom family home
- Single storey rear extension providing an open plan kitchen dining space
- Immaculately presented throughout
- Garage conversion offering a flexible space
- Generous corner plot
- Popular suburb location
- Ample off-road parking
- Within walking distance to local amenities
- EPC rating C71
- Tewkesbury Borough Council - Tax Band C - £2,000.11 per annum (2025/26)

£450,000

Porch

Stepping into the property, the porch offers a handy space for coats, shoes and such like.

Entrance Hall

The entrance hall provides access to the living room, W.C, kitchen and stairs to the first floor.

W.C

W.C and wash hand basin.

Living Room

Deceptively spacious, the living room is a great size and benefits from character features to include a bay style window to the front aspect and a feature oak mantle with hearth and exposed bricks. This space lends itself well to having a wood burner installed.

Kitchen / Dining Room

The heart of the home, this room is equally

a good size and offers a sociable and versatile space as well being bright and airy from the French doors which open to the garden. The kitchen benefits from ample storage in a range of floor and eye level units accompanied by integrated appliances to include dishwasher and fridge-freezer alongside space for oven and plumbing for washing machine. There is also a handy pantry for additional storage.

Study

Utilised by the current owner as an additional bedroom but would lend itself well to being a home office. Window to rear aspect.

Fourth Bedroom / Games Room

The garage conversion offers a flexible space and would lend itself well to being a play room, additional reception room, additional bedroom or such like. Window to front aspect.



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Landing

Grants access to three bedroom, family bathroom and airing cupboard.

Master Bedroom

Double bedroom with feature bay style window to the front aspect.

Second Bedroom

Double bedroom with window to the rear aspect overlooking the back garden.

Third Bedroom

Window to the front aspect.

Bathroom

Stylish bathroom suite comprising W.C, wash hand basin, double width walk in shower and roll top bath with mixer taps. Frosted window to rear aspect.

Outside

To the front, the property benefits from a pebbled driveway providing off-road parking for multiple vehicles alongside a lawned area. To the rear, the garden is a combination of lawned and decked areas, ideal for alfresco dining in the summer months. The garden is also accompanied by raised flower beds, a bar for entertaining and a handy shed.

Location

Brockworth is well located between Cheltenham and Gloucester and enjoys a range of local amenities including; Shops,

a Library, a Supermarket, Pubs, and Restaurants. There is a selection of Primary and Secondary Schools within the local area and regular bus services. Brockworth business park and shopping park are a short distance from the property and junction 11A of the M5 motorway is within easy access.

Material Information

Tenure: Freehold.

Council Tax band: C

Tewkesbury Borough Council - £2,000.11 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating.

Broadband speed: Standard 8Mbps, Ultrafast 1000Mbps

Mobile phone coverage: Vodafone(Likely), O2 (Likely), EE(Likely), and Three (Likely).





GROUND FLOOR
842 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.8 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 misstatement. 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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