



## 1 Willow Close, Gloucester, GL3 4FR

Offers Over £490,000

We are pleased to present this immaculate family home located in Willow Close, Brockworth, brought to the market in pristine condition, having been heavily updated by the owners who have owned since new. This includes, owned solar panels, hive heating system, additional storage in utility room, split-function shutters and remodelled master bedroom.

As you enter the property you are greeted with a large entrance hall which leads to three reception rooms which comprise of office space, lounge with high quality Velfac sliding doors on to the patio and dining room with bay window. There is oak flooring throughout downstairs as well as a tiled kitchen with electric underfloor heating.

Upstairs there are four double bedrooms, rarely found in a property, with a family bathroom which benefits from separate shower cubicle and bath. The master bedroom has been updated by the current owners to create a cleverly hidden walk in wardrobe space. It further benefits from an en suite shower room.

Outside is just as impressive as inside with the larger than average south facing garden, which is not overlooked at all. Solar panels have been installed, which are owned, to make the most of the south facing position.

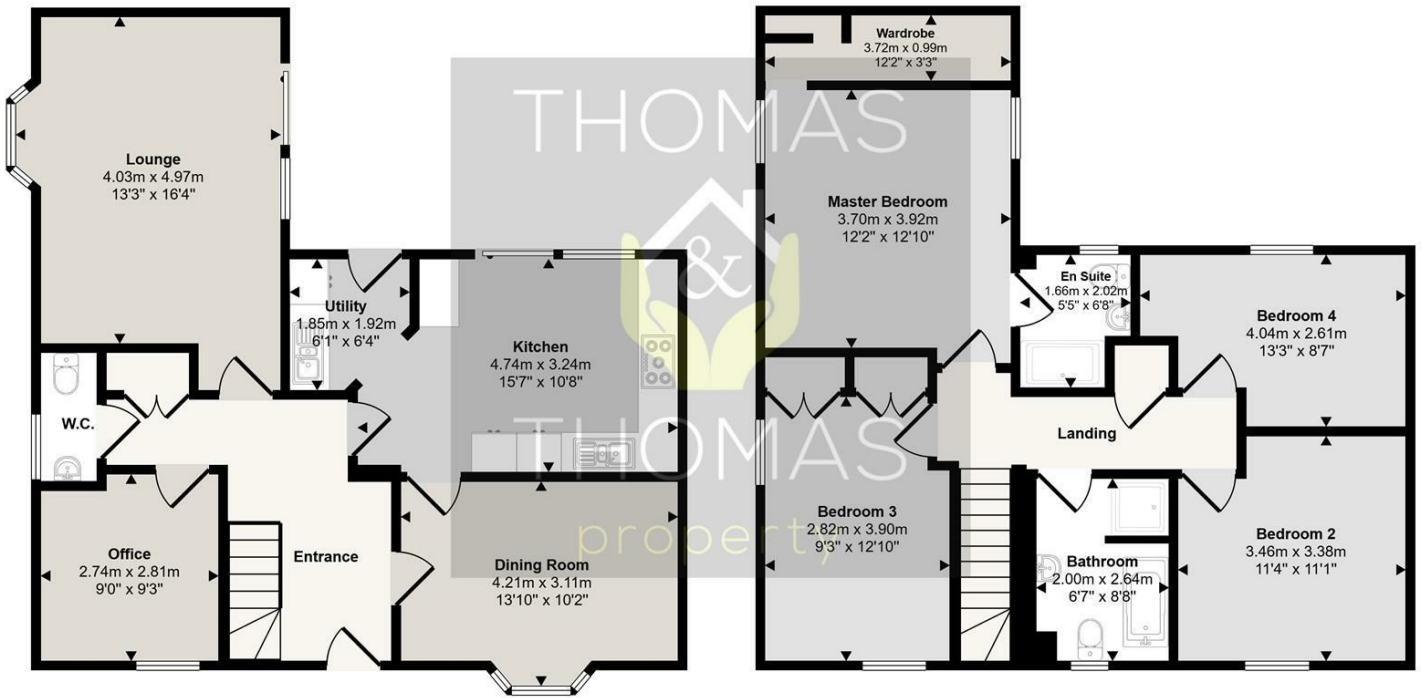
The upgraded patio area leading out from the kitchen and dining room creates the ideal entertaining space. There is a lawned area and additional 12' x 8' lockable shed with power and lighting, a lockable bike shed for 2 bikes and side access leading to the driveway parking and garage, again with power and lighting.

This property would make the ideal family home and is ready to move in to. Please take a look around our virtual tour and give us a call today to arrange your viewing.

- Detached Family Home
- Four Double Bedrooms
- Garage & Off Road Parking for 4 Cars
- En Suite, Family Bathroom & WC
- South Facing Garden
- Three Reception Rooms



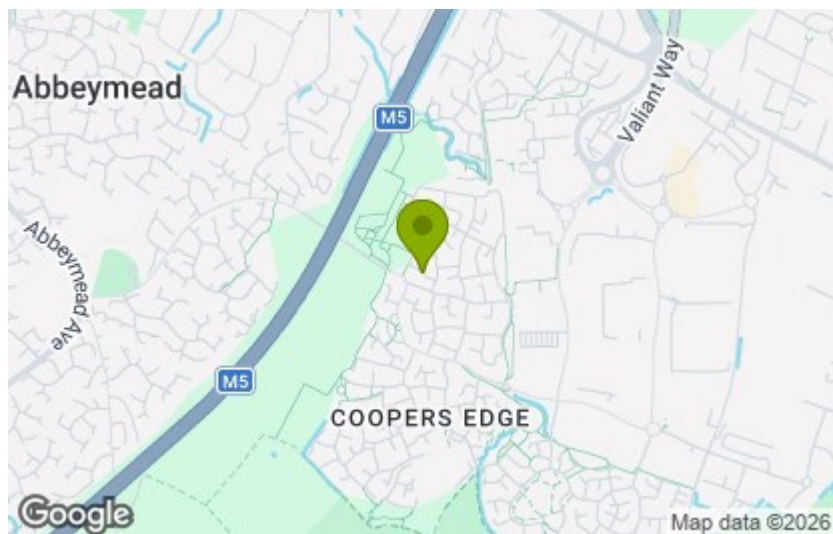
Approx Gross Internal Area  
146 sq m / 1576 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	93	93
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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