Murdock & Wasley
ESTATE AGENTS



6 Donaldson Drive

Brockworth, Gloucester, GL3 4GR

Guide price £465,000

5 | 2 | 3 | B

Murdock & Wasley estate agents are delighted to present this beautifully presented five-bedroom detached family home in the sought-after area of Coopers Edge, Brockworth, offered with no onward chain.
This attractive Cotswold stone property offers a spacious layout including a lounge, kitchen/diner with French doors to the garden, utility room, cloakroom, and a versatile study. Upstairs features five bedrooms, an en-suite to the master, and a modern family bathroom.
The enclosed south-west facing rear garden is laid to low-maintenance artificial grass and features a porcelain slab patio, ideal for entertaining, with a hot tub included. Gated access leads to the garage and parking.







Entrance Hall
Accessed via composite double glazed door, stairs to first floor landing, under stairs storage. Doors lead off:

Study
Data point, power point, wall mounted radiator, oak affect slat walling, front aspect upvc double glazed window.

Wash Cloakroom
Suite comprising low level wc, pedestal wash hand basin with mixer tap over, wall mounted radiator.

Lounge
Television point, power point, wall mounted radiator, front aspect upvc double glazed window.

Kitchen / Dining Area
Range of base, wall and drawer mounted units, laminate worksurfaces, one and half bowl stainless steel sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Space for dishwasher and tall fridge freezer. Space for dining table, rear aspect upvc double glazed windows, rear aspect upvc double glazed french door leading to garden. Door leads off:

Utility Room
Range of base mounted units, laminate worksurfaces. Appliance points, power points. Space for washing machine and tumble dryer, wall mounted boiler, wall mounted radiator, side aspect upvc double glazed door leading to driveway.

Landing
Access to loft via hatch, door to airing cupboard. Doors lead off:

Bedroom One
Power points, wall mounted radiator, front aspect upvc double glazed window.

En Suite
Suite comprising low level wc, pedestal wash hand basin with mixer tap over, corner step in cubicle with shower over, wall mounted heated towel rail, partly tiled walls, front aspect frosted upvc double glazed window.

Bedroom Two
Power points, wall mounted radiator, front aspect upvc double glazed window.

Bedroom Three
Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bedroom Four
Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bedroom Five
Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bathroom
Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with shower and mixer taps over, partly tiled walls, wall mounted heated towel rail, side aspect frosted upvc double glazed window.

Garage
Access via up'n'over door, power and lighting.

Outside
To the front of the property a is a garden laid to artificial grass enclosed by low level hedges. A driveway laid to tarmacadam provides parking for up to three vehicles directly in front of the garage.

To the rear of the property a porcelain patio leads down to a garden laid to artificial grass, bordered to raised flower beds enclosed by wooden fencing.

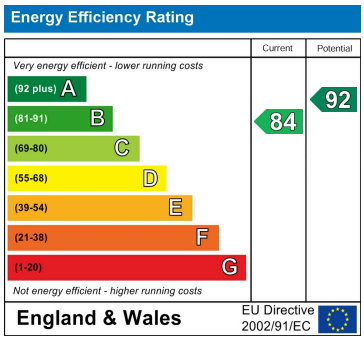
Tenure
Freehold

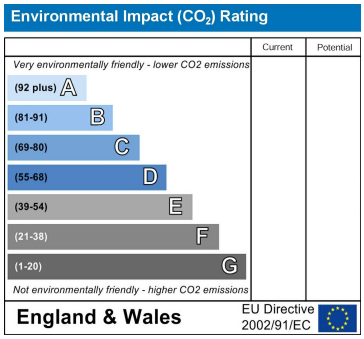
Services
Mains water, electricity, gas & drainage.

Local Authority
Stroud District Council
Tax Band: D

Awaiting Vendor Approval
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

rightmove The Property Ombudsman