



**R B WALTERS**  
ESTATE AGENTS



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*Sapphire Way, Brockworth, Gloucester,  
Gloucestershire, GL3 4FB.*

*Offers in the Region Of*

Three double bedrooms with the master bedroom suite occupying the entire top floor and having a superb dressing area and ensuite shower room.

This well-presented semi-detached town house makes for an ideal family home and would suit anyone needing three generous bedrooms.

The ground floor has a kitchen, living/ dining room and WC whilst the first floor has two of the double bedrooms which share a family bathroom. The top floor is home to the master bedroom which will be the envy of your friends. A good size dressing area is located at one end and there is an ensuite shower room.

Outside the garage is located adjacent to the property and has power and light and there is driveway parking in front. The rear garden is mainly laid to lawn with a patio and there is a pedestrian door back into the garage.

Conveniently located the property is within walking distance of Coopers Edge Primary School and less than 2 miles to Barnwood Park. Gloucester Business Park is easily accessible and there is plenty of recreational opportunities close by, whilst both Cheltenham and Gloucester can be reached easily by car or public transport.

## Services

Mains Gas, Electric, Mains Water (metered), Mains Drainage, Broadband Available.

### Entrance Hall

#### WC

6' 0" x 2' 11" (1.83m x 0.89m)

#### Kitchen

12' 11" x 6' 3" (3.93m x 1.90m)

#### Living/Dining Room

16' 3" x 13' 3" (4.95m x 4.04m)

#### First Floor Landing

#### Bedroom

13' 2" x 11' 7" (4.01m x 3.53m)

#### Bedroom

13' 3" x 9' 2" (4.04m x 2.79m)

#### Bathroom

6' 3" x 6' 2" (1.90m x 1.88m)





## *Second Floor Landing*

### *Master Bedroom*

13' 7" x 12' 8" (4.14m x 3.86m)

### *Dressing Area*

10' 5" x 6' 3" (3.17m x 1.90m)

### *Ensuite*

6' 10" x 6' 8" (2.08m x 2.03m)

### *Outside*

### *Driveway Parking*

### *Garage*

17' 5" x 9' 1" (5.30m x 2.77m)

### *Rear Garden*





Ground Floor



Floor 1



Floor 2



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

1170 ft<sup>2</sup>  
108.7 m<sup>2</sup>

**Reduced headroom**

17 ft<sup>2</sup>  
1.6 m<sup>2</sup>

(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.

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