



101 Ermin Street, Brockworth  
£425,000

**Farr & Farr** Sales & Lettings

# 101 Ermin Street

Brockworth, Gloucester

This stunning family homes blends contemporary living whilst being sympathetic to its 1930s roots.

The front door opens into a spacious entrance hall and through to a living room with log burner. To the rear of the property is a well-fitted kitchen and good-sized dining room opening out to the rear garden.

Stairs lead to the first floor landing with two large double bedrooms and a good sized single bedroom. A modern family bathroom features separate bath and shower.

Finally, on the second floor sits a beautiful master suite which has been intelligently designed with a spacious bedroom, walk-in wardrobe and en suite.

A large and well maintained garden is to the rear while an attractive front garden sits next to the driveway.

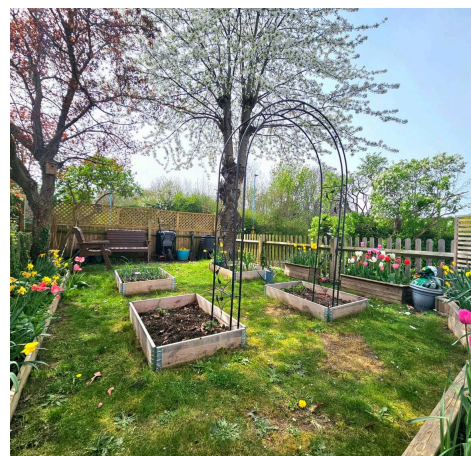
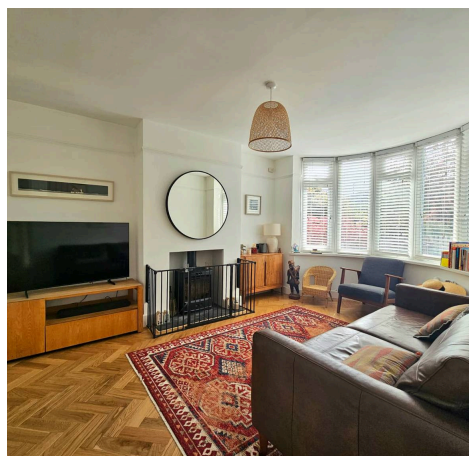
Ermin Street benefits from an excellent array of local amenities and offers excellent access to the M5 motorway.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





### Entrance Hall

18' 0" x 8' 0" (5.49m x 2.43m)

A welcoming and spacious entrance hall. Composite front door with double glazed windows. Coat cupboard. Radiator. Engineered oak flooring. Stairs to first floor landing.

### Cloakroom

3' 9" x 2' 4" (1.14m x 0.70m)

WC. Basin. Frosted double glazed window to side. Part tiled walls. Laminate flooring.

### Living Room

15' 3" x 11' 1" (4.66m x 3.37m)

Double glazed bay window to front. Log burner. Engineered oak flooring. Radiator.

### Dining / Family Room

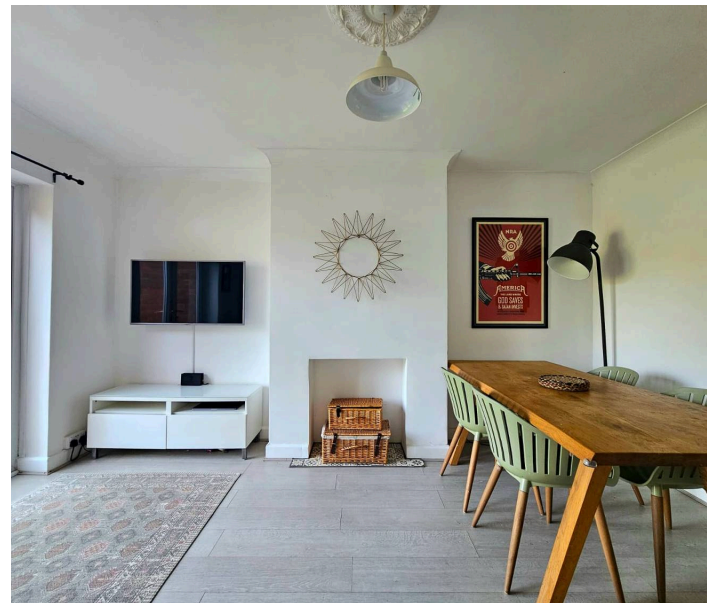
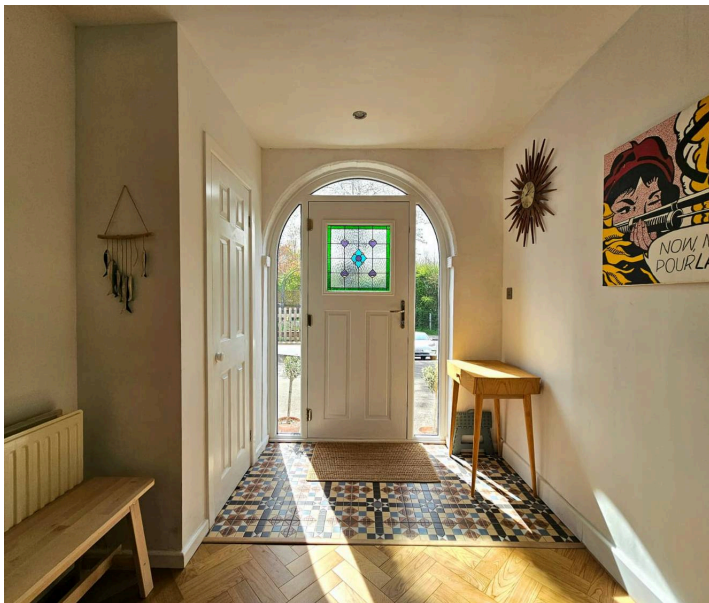
14' 2" x 10' 9" (4.32m x 3.28m)

Double glazed French doors to garden. Laminate flooring. Radiator. Opening to kitchen.

### Kitchen

16' 1" x 8' 8" (4.90m x 2.63m)

Modern kitchen with a range of wall, base and drawer units. Laminate worktop. Ceramic sink with draining board and mixer tap. Fitted oven. Fitted hob with extractor hood. Laminate flooring. Part tiled walls. Two double glazed windows to side. Double glazed door and windows to rear.





### First Floor Landing

Stairs from ground floor and leading to first floor. Frosted double glazed window to side. Carpet.

### Bedroom Two

15' 3" x 11' 1" (4.64m x 3.37m)

Double glazed bay window to front. Carpet. Radiator. Two fitted wardrobes.

### Bedroom Three

14' 2" x 10' 7" (4.32m x 3.23m)

Double glazed window to rear. Carpet. Radiator.

### Bedroom Four

8' 5" x 8' 0" (2.56m x 2.43m)

Double glazed window to front. Carpet. Radiator. Feature wall panelling.

### Bathroom

9' 3" x 8' 4" (2.83m x 2.54m)

Beautiful family bathroom. WC. Basin. Bath. Separate enclosed shower. Frosted double glazed window to side. Heated towel rail. Laminate flooring. Cupboard housing combi boiler.

### Second Floor Landing

Double glazed window to side. Carpet. Radiator.

### Master Bedroom

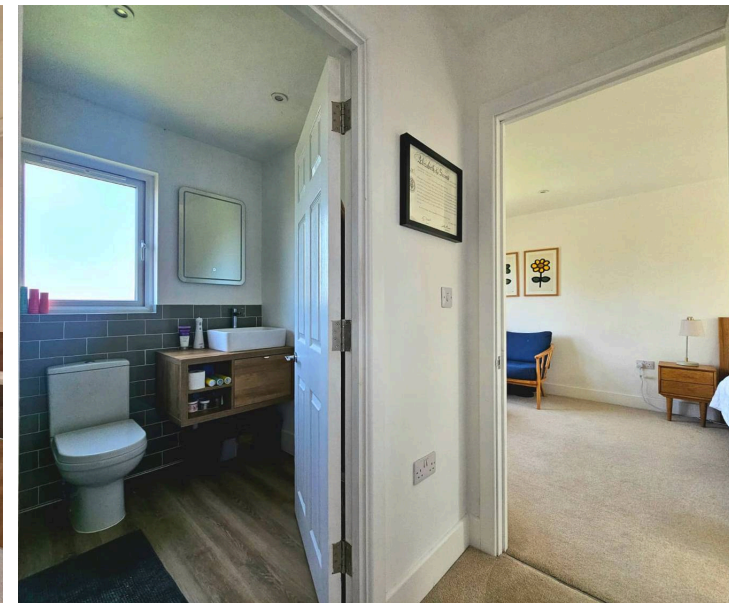
20' 5" x 10' 4" (6.23m x 3.15m)

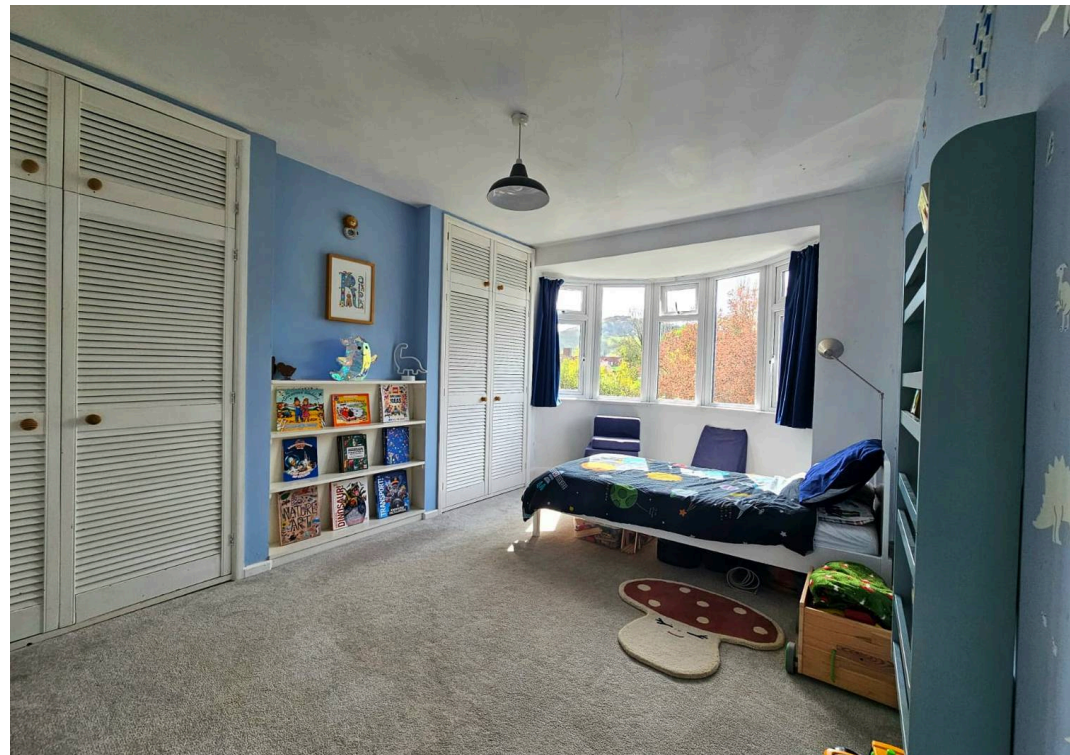
Stunning master suite. Large double glazed window with far reaching views to the rear. Carpet. Radiator. Eaves storage. Walk-in wardrobe.

### Master En Suite

6' 0" x 7' 7" (1.82m x 2.32m)

Modern en suite. WC. Basin. Large walk-in shower. Heated towel rail. Laminate flooring. Part tiled walls. Extractor fan.





## REAR GARDEN

Large rear garden mostly laid to lawn with a patio. Raised borders. Side access. Fence surround. Garden room with electrics and high-speed internet.

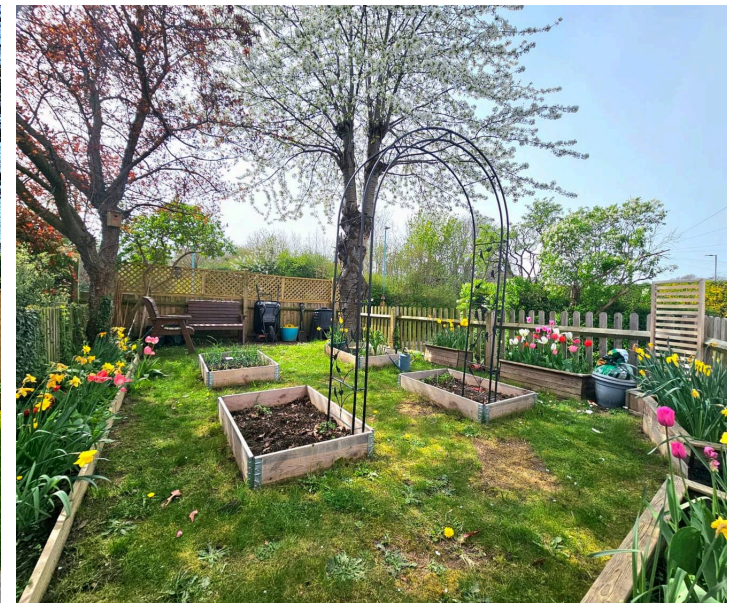
## FRONT GARDEN

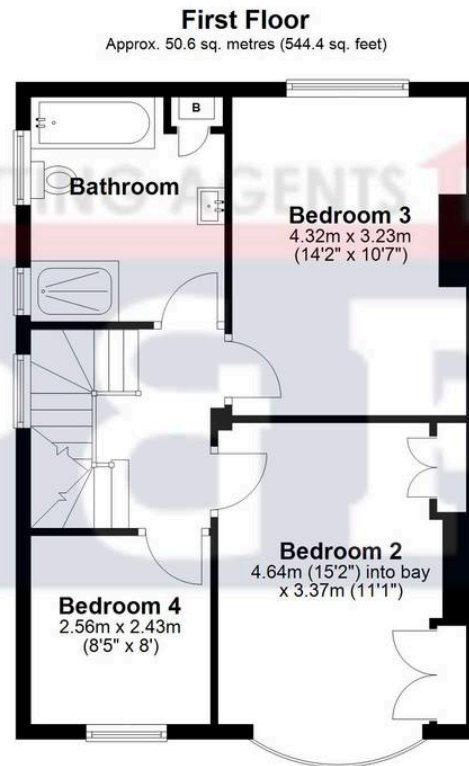
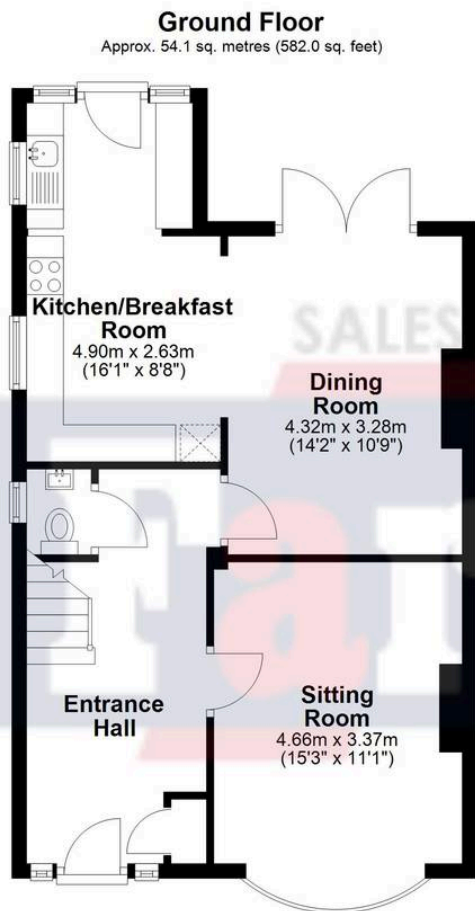
Very pleasant front garden. Laid to lawn with beds. Fence surround.

## DRIVEWAY

4 Parking Spaces

Driveway parking. Car charging point.





Total area: approx. 139.1 sq. metres (1496.8 sq. feet)

**Farr and Farr Hucclecote**

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