



6 Donaldson Drive

Brockworth, Gloucester, GL3 4GR

Offers in excess of £475,000



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, wall 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 tarmac 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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

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