



R B WALTERS
ESTATE AGENTS



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*Spinners Road, Brockworth, Gloucester,
Gloucestershire, GL3 4LR.*

£375,000

Being sold chain free and occupying a fantastic position adjacent to pleasant open space this exceptionally well presented home has excellent parking, a good size garage and a private rear garden.

Located on the popular Cotswold Chase development the generous accommodation of this 4-bedroom home is spread across three floors and makes this is an ideal family home. A number of good schools are located within a couple of miles and there is good access to the M5 motorway, Gloucester City centre, the Spa town of Cheltenham as well as Stroud plus plenty of recreational activities and picturesque countryside.

The ground floor has a modern kitchen/ diner and there is a cloakroom and lounge at the rear with doors opening to the garden. The first floor contains two double bedrooms and a single bedroom which could be used as an office or playroom if desired and there is a family bathroom. The top floor boasts an impressive master bedroom and ensuite. Outside the property is adjacent to open green space and the current owners children will often be out playing here. The driveway provides parking for 2/3 cars and leads to a 20ft x 10ft garage which has power and light. The rear garden is enclosed with gated access and enjoys a Westerly aspect and a good degree of privacy which is unusual for a modern home.

Estate Fees

There is an annual estate fee of £369.58 which covers the upkeep and maintenance of the roads and green areas.

Entrance Hall

Cloakroom

5' 5" x 2' 11" (1.65m x 0.89m)

Kitchen/Diner

13' 8" x 9' 3" (4.16m x 2.82m)

Living Room

16' 1" x 12' 1" (4.90m x 3.68m)

First Floor Landing

Bedroom

13' 7" x 9' 2" (4.14m x 2.79m)

Bedroom

12' 4" x 9' 2" (3.76m x 2.79m)

Bedroom

7' 8" x 6' 7" (2.34m x 2.01m)





Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Second Floor Landing

Bedroom

22' 7" x 9' 9" (6.88m x 2.97m)

Ensuite

8' 2" x 6' 0" (2.49m x 1.83m)

Outside

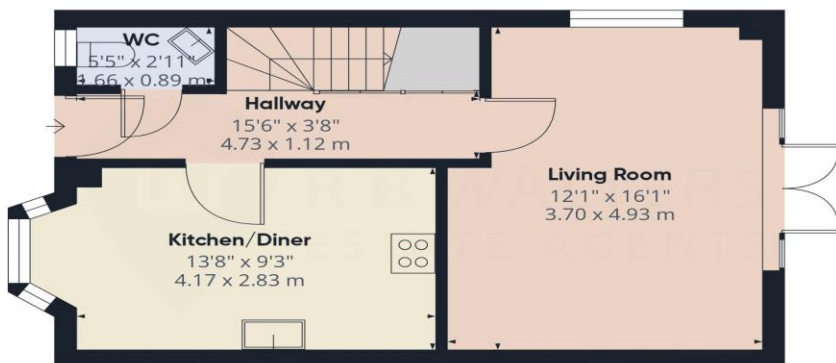
Driveway Parking for 2/3 Cars

Garage

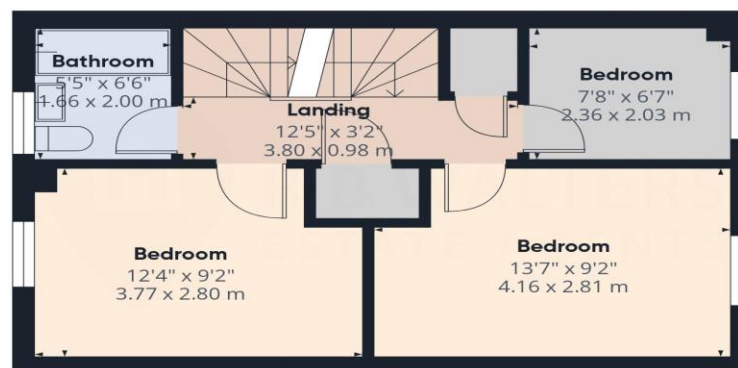
20' 0" x 10' 9" (6.09m x 3.27m)



Rear Garden



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1343 ft²

124.5 m²

Reduced headroom

13 ft²

1.2 m²

(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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