



11 Annatto Close, Brockworth GL3 4XD
£395,000



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- Detached four bedroom detached family home
- Open plan kitchen dining room
- Immaculately presented throughout
- Private and enclosed rear garden
- En-suite to master bedroom
- Situated in the popular suburb of Brockworth
- Great transport links between Gloucester and Cheltenham
- Ample off road parking and detached garage
- EPC B85
- Tewkesbury City Council - Tax Band D (£2361.20 per annum) 2026/2027



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£395,000

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Accommodation

Stepping into the property, the spacious hallway provides access to the living room, kitchen/dining room, staircase to the first floor, and a WC with wash hand basin. The living room is generously sized and benefits from a front aspect window, allowing plenty of natural light. The kitchen/dining room is both practical and sociable, offering ample space for a dining table and featuring French doors that open onto the rear garden. The kitchen is fitted with a range of floor and eye level units, providing excellent storage, and includes integrated appliances such as a fridge freezer and electric oven, with a five ring gas hob and extractor hood above. Completing the ground floor accommodation is a useful utility room, offering additional storage as well as plumbing for a washing machine and tumble dryer.

Upstairs, the landing provides access to four bedrooms, with the principal bedroom benefiting from an en-suite shower room comprising a WC, wash hand basin, and shower enclosure. The second and third bedrooms are positioned to the rear of the property and overlook the garden, while the fourth bedroom is located at the front and is currently utilised as a home office. Completing the accommodation is the stylish family bathroom, which is fitted with a wash hand basin, WC, and bath with shower over.

Outside

The property benefits from a private, enclosed rear garden, providing an excellent space for outdoor relaxation and entertaining. Predominantly laid to lawn, the garden also features a patio area, ideal for outdoor dining, with a pathway leading to the rear access gate. A further side gate provides convenient access to the front of the property.

Garage

Power and lighting with up and over door providing vehicular access. Driveway to the front of the garage providing additional off road parking.

Location

Situated within the Gloucester suburb of Brockworth approximately 6 miles from the City Centre, with various levels of schooling, local amenities and travel links. Brockworth is conveniently located between Gloucester and Cheltenham and enjoys a range of local amenities within Brockworth business park including; Tesco's supermarket, pub, and a variety of other eateries such as Costa, Subway, Greggs, and Dominoes. Junction 11A of the M5 motorway is within easy access as well as Gloucester train station which is situated within 4.9 miles away.

Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury City Council - Tax Band D (£2361.20 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 7 Mbps download speed.

Mobile phone coverage: EE, Three, O2, Vodafone.

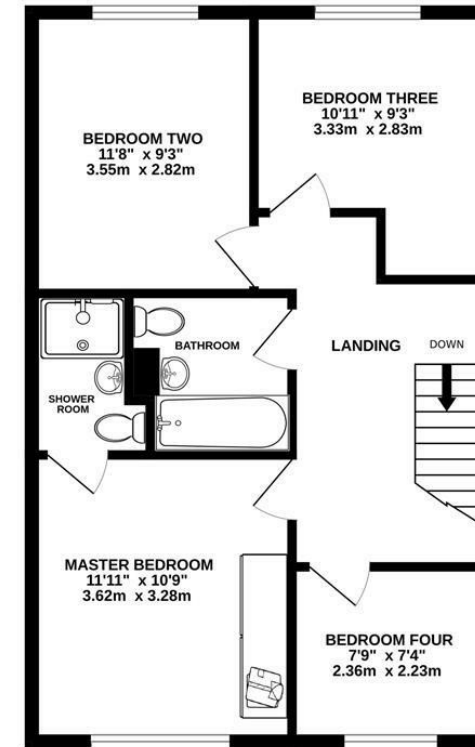
Management details: There will be an annual management put in place once the development has been passed over from the developers which will be payable to Greenbelt Group Ltd. to cover the upkeep of the development. The final figure is yet to be clarified.



GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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