



R B WALTERS
ESTATE AGENTS



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*82, Guan Road, Brockworth, Gloucester,
Gloucestershire, GL3 4WG.*

Beautifully presented and extremely spacious home with a superb kitchen/ diner, separate study, garage and parking as well as a West facing rear garden.

Built by David Wilson Homes with an award-winning design and an attractive Cotswold Stone finish this superb, detached home is everything a modern family craves. Wonderful and light accommodation throughout which has been exceptionally well maintained by the current owners and is ready to move into offers good size and well-proportioned rooms on the ground and first floor.

The welcoming entrance hall sets the tone with beautiful flooring flowing through the ground floor apart from the bay fronted lounge which is carpeted. There is a good size study, utility room, cloakroom and a fantastic fully fitted kitchen/ diner which offers the perfect space from which to dine and entertain having a large glazed square bay with French overlooking the garden. Upstairs the landing is a generous space and the bedrooms are all of a generous size. There is a large master bedroom with 2 sets of built in triple wardrobes and an ensuite shower and then two further double bedrooms and a good size single bedroom with built in double wardrobe. There is also a family bathroom. Outside the rear garden has a West facing aspect and has been designed for ease of maintenance with a patio area and artificial lawn. The rear gate leads to the garage and there is parking in front of the garage for two cars.

Located in a popular residential area with good access to the M5 motorway, Gloucester, Cheltenham, and Stroud. There is plenty of recreational activities within easy reach as well as a newly opened convenience store and major supermarket. Coopers Edge Primary School is less than a mile away and several others including Barnwood Park school are within 2 miles.

Overall, the property affords over 1500 sq ft of liveable accommodation with no estate fees and approximately four and a half years remaining on the NHBC guarantee in a convenient location and presents a fantastic opportunity for a family looking to purchase a modern turn-key home.

Entrance Hall

Lounge

17' 8" x 12' 2" (5.38m x 3.71m)

Kitchen/Diner

20' 0" x 15' 4" (6.09m x 4.67m)

Utility Room

8' 4" x 5' 2" (2.54m x 1.57m)

Study

9' 6" x 7' 8" (2.89m x 2.34m)

Cloakroom

5' 0" x 4' 10" (1.52m x 1.47m)

First Floor Landing

Bedroom

12' 9" x 12' 2" (3.88m x 3.71m)





Ensuite

7' 1" x 4' 6" (2.16m x 1.37m)

Bedroom

14' 5" x 10' 1" (4.39m x 3.07m)

Bedroom

13' 3" x 9' 6" (4.04m x 2.89m)

Bedroom

10' 2" x 7' 4" (3.10m x 2.23m)

Bathroom

8' 9" x 7' 6" (2.66m x 2.28m)

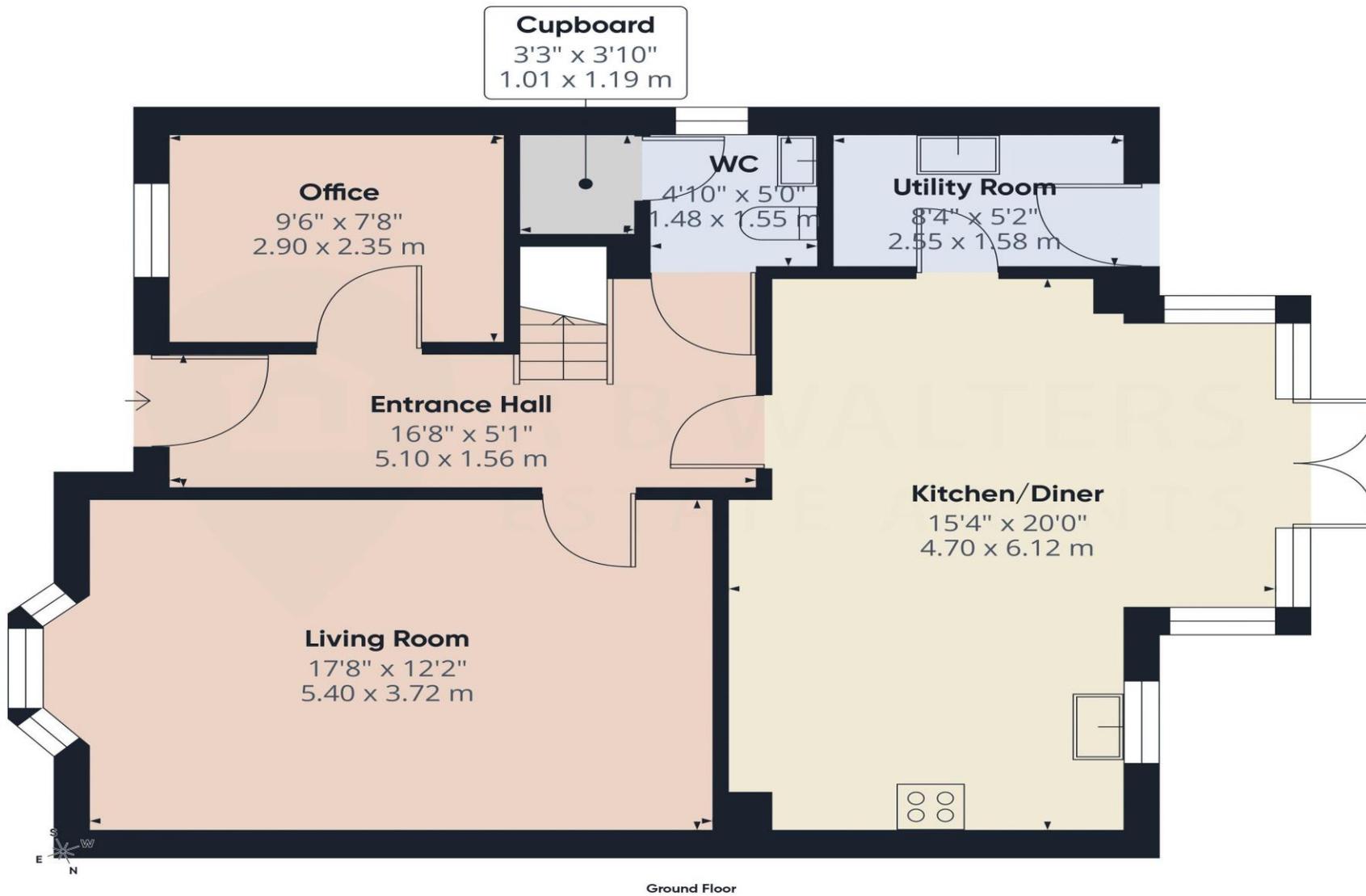
Outside

Rear Garden

Garage

Driveway Parking





Approximate total area⁽¹⁾
751 ft²
69.8 m²

(1) Excluding balconies and terraces

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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R B Walters Estate Agents Office
Tel: 01452 260993

Suite 8 The Business Centre Innsworth Technology Park Gloucester GL3 1DL
enquiries@rbwalters.co.uk
www.rbwaltersestateagents.co.uk