



13 Springmead Avenue, Brockworth, Gloucester, GL3 4XU

£465,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

This impressive four double bedroom detached house located in the popular Perrybrook development in Brockworth. Built to a high standard as part of this popular modern estate, the home offers spacious and flexible family accommodation over two well-planned floors, delivering an ideal layout for contemporary family living.

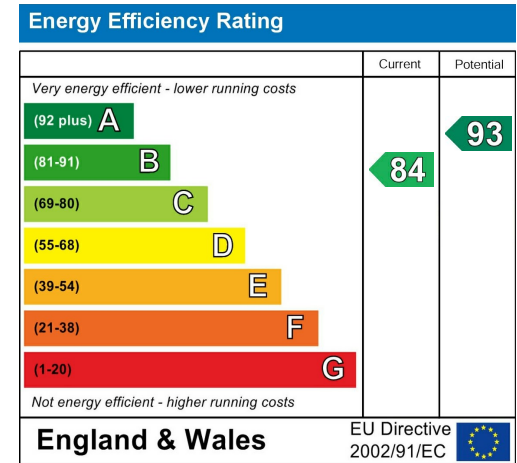
The ground floor features a welcoming entrance hall opening to a bright, generously proportioned living room—perfect for relaxation or entertaining. At the heart of the home lies the open-plan kitchen/diner, offering excellent space for family meals, casual dining and modern kitchen units, creating a sociable hub for daily life and gatherings. A practical utility room provides extra storage and appliance space, complemented by a convenient downstairs WC and a versatile office/study—especially useful for home working or a quiet workspace.

Upstairs, the landing leads to four well-proportioned double bedrooms, all enjoying good natural light and comfortable proportions. The principal bedroom includes its own en-suite shower room for added privacy and convenience, while a separate family bathroom serves the remaining bedrooms, ensuring ample facilities for the household or multi-generational living.

What distinguishes this property is its spacious rear garden—noticeably larger than typical plots on newer developments. It offers superb scope for outdoor living, children’s play, gardening, entertaining or potential future extensions (subject to planning). A driveway provides off-road parking, and the detached design delivers good privacy.

Nestled in the Perrybrook community in Brockworth, this popular modern estate suits family life well, with a solid range of nearby amenities including shops, schools, sports facilities and pubs.

- Detached Family Home
- Open Plan Living
- Separate Study
- EPC Rating - B84
- Four Double Bedrooms
- Detached Garage
- Utility Room off Kitchen
- Council Tax Band - E

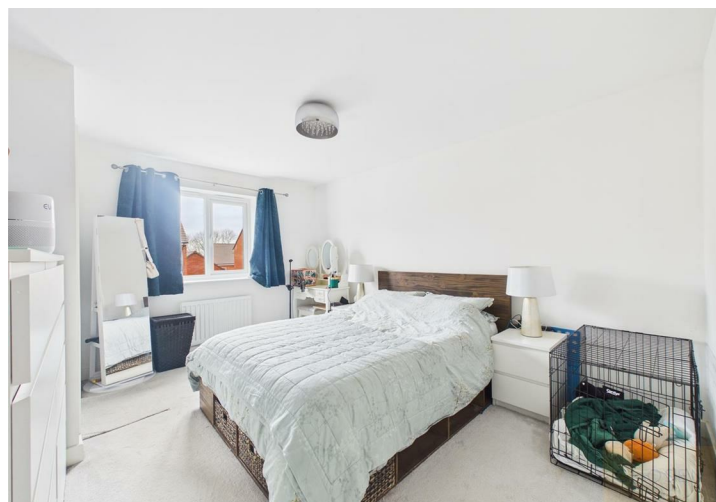
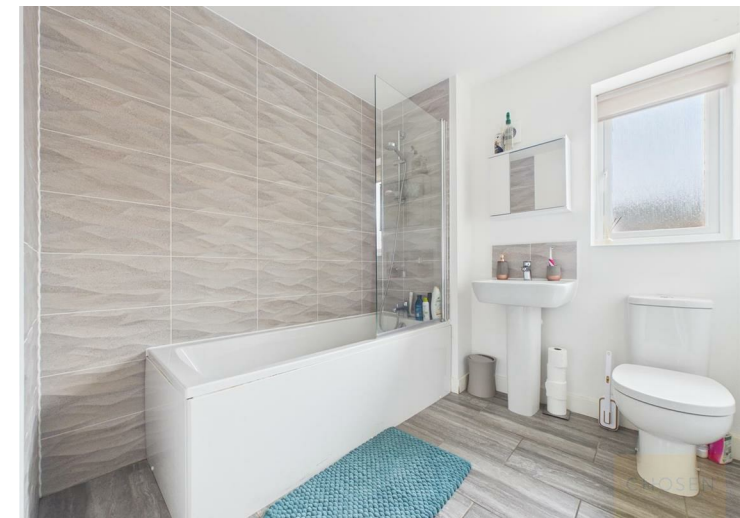


### Agents Note

Freehold  
 EPC Rating: B84  
 Tewkesbury Borough Council Band: E  
 Mains Gas, Electric and Water are connected.  
 Fibre Broadband is available in the area.

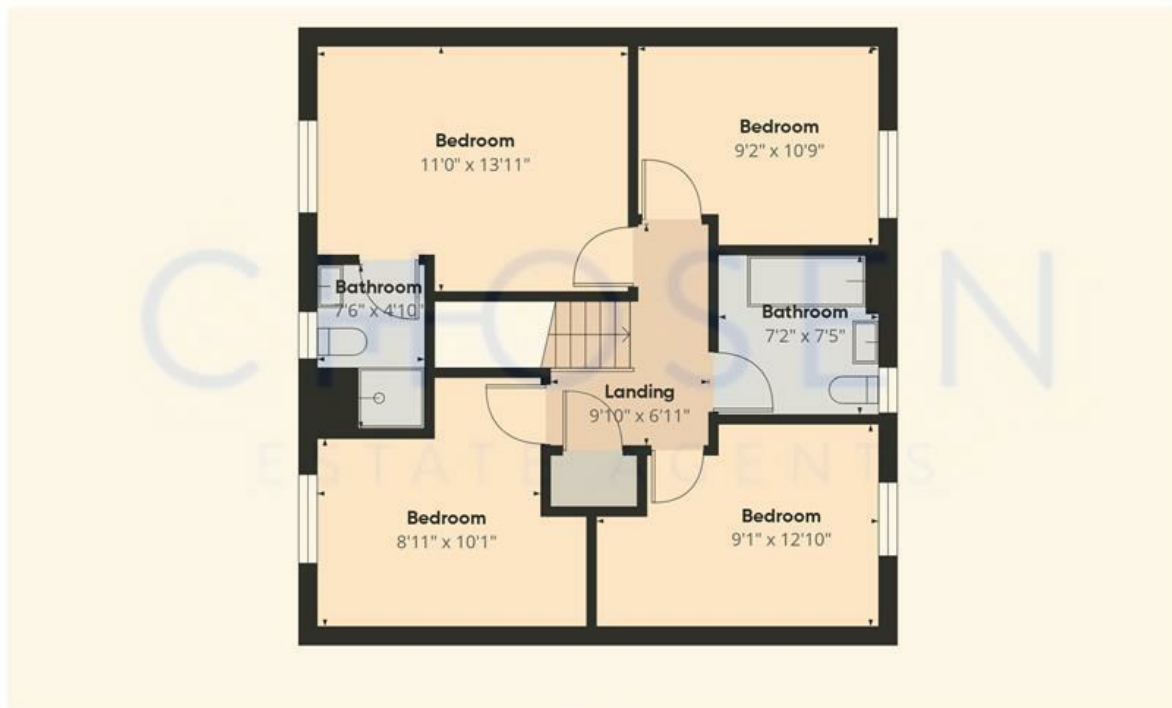
Flood Risk  
 Rivers & Seas: Very Low  
 Surface Water: Very Low

Broadband:  
 Standard 5 mbps  
 Superfast 35 mbps  
 Ultrafast 1800 mbps





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1252 ft<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft

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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