



R B WALTERS
ESTATE AGENTS



*Springmead Avenue, Brockworth, Gloucester,
Gloucestershire, GL3 4XU.*

£450,000



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This beautifully presented home is ideal for a family being situated at the end of a small close with minimal passing traffic and having a garage and parking for 2/3 cars of which some is conveniently undercover.

Built by Linden Homes in 2021 and having 5 years remaining on the NHBC guarantee this spacious detached home has been extremely well maintained and enhanced by the current owners and is ready for a new family to move in and call it home.

The ground floor features a light and airy kitchen/dining room which extends from front to back of the house with a complete range of built in appliances. There is a separate utility room to keep the washing away from the focal point of the home and there is also a good size lounge with attractive, low level wood panelling, a study/office ideal for anyone who needs to work from home and a cloakroom. The first floor has four good size bedrooms, an ensuite shower to the master and a family bathroom.

Outside the patio has been extended to become a lovely space in which to dine alfresco and entertain friends and the lawn is level and well enclosed with gated access to the side. The driveway provides room for 2 or 3 cars and part of this is undercover, perfect for working on a car in the unreliable British weather or for ensuring you don't have to clear frost on an icy morning. There is also a good size garage which is just over 20ft in length.

Located within a few minutes' drive of the A417 and therefore providing easy access to Gloucester, Cheltenham and the M5 motorway. Picturesque walks, areas of natural beauty and sporting relaxation is all within close proximity and good schools for all ages are within a couple of miles. Estate Fees These will be payable once the development is complete however currently the sellers do not and have not had to make any payments of any kind.

Services - Mains Gas Central Heating, Mains Electric, Mains Water (metered), Mains Drainage, Broadband Available.

Entrance Hall

Cloakroom

6' 2" x 2' 11" (1.88m x 0.89m)

Living Room

15' 6" x 10' 11" (4.72m x 3.32m)

Kitchen/Diner

21' 11" x 9' 2" (6.68m x 2.79m)

Utility Room

8' 7" x 5' 0" (2.61m x 1.52m)

Study

11' 0" x 5' 11" (3.35m x 1.80m)

First Floor Landing

Bedroom

14' 5" x 11' 5" (4.39m x 3.48m)





Ensuite

7' 11" x 4' 9" (2.41m x 1.45m)

Bedroom

11' 8" x 10' 4" (3.55m x 3.15m)

Bedroom

10' 9" x 9' 2" (3.27m x 2.79m)

Bedroom

10' 6" x 6' 9" (3.20m x 2.06m)

Bathroom

8' 4" x 6' 2" (2.54m x 1.88m)

Outside

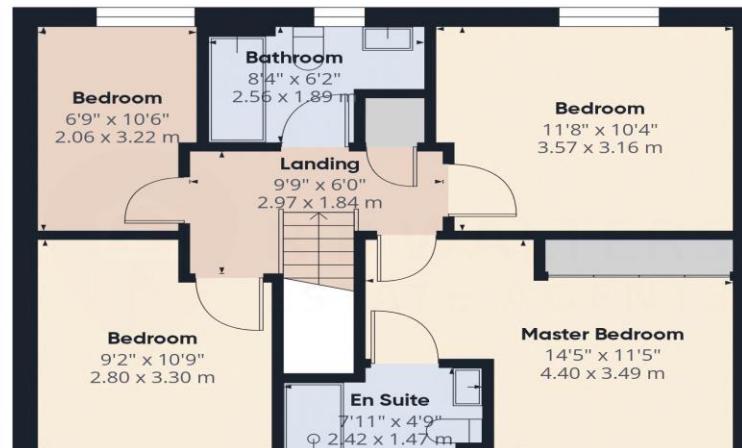
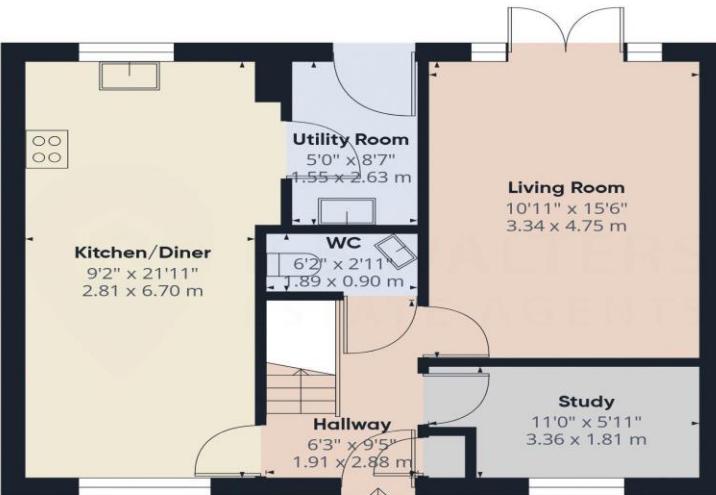
Driveway Parking for 2/3 Cars

Garage

20' 2" x 10' 0" (6.14m x 3.05m)



Rear Garden



Approximate total area⁽¹⁾

1324 ft²
123.2 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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