



## Hill View Henley Bank Lane , Brockworth, GL3 4PG

**Offers in excess of £400,000**



Welcome to Hillview, a wonderful modern and contemporary, two double bedroom family home, located along this no through lane on the edge of Brockworth. Offered for sale with no onward chain, the home is beautifully presented and enjoys a wealth of accommodation across the two floors, coupled with driveway parking to the front, a wraparound garden to the rear and a backdrop over Coopers Hill and it is because of the above, that this property comes with a high recommendation to view.

Accessed via double opening electric gates, the driveway will house 2-3 cars whilst access to the garden is available via both sides of the home. Internally, the ground floor is dominated by an impressive, open plan kitchen/dining room with the kitchen offering a wealth of units, which sit alongside a host of integrated appliances, and which is completed by tiled flooring. On the first floor we have a double bedroom with en-suite.

Outside we have an enclosed & hidden garden while to the front is the driveway.



### Entrance

Approached via private gates. Front door leading to open plan living. Doors to cloakroom, bedroom, large storage cupboard. Stairs leading to first floor, tiled flooring.

### Cloakroom 5'0 x 3'0 (1.52m x 0.91m)

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin. tiled flooring, recessed down light, towel rail.

### Open Plan Kitchen/Diner 19'2 x 16'3 (5.84m x 4.95m)

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric double oven with induction hob & hood, built in dishwasher, partly tiled walls, recessed down lights, power points, tiled flooring,

### Utility Room 6'9 x 4'10 (2.06m x 1.47m)

Base level units with roll edge work tops, wall mounted combination boiler, tiled flooring, power points.

### Lounge 26'10 x 8'6 (8.18m x 2.59m)

Upvc double glazed bi-fold doors to rear, television point, power points, recessed down lights.

### Bedroom 1 12'2 x 9'9 (3.71m x 2.97m)

Upvc double glazed windows to front & rear, built in wardrobes, recessed down lights, door to:

### En-Suite 7'2 x 4'5 (2.18m x 1.35m)

Upvc frosted double glazed window to side, panelled bath, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights, extractor fan.

### Second Floor

Accessed via stairs from first floor, door to large storage space & opening to the bedroom.

### Bedroom 15'1 x 12'0 (4.60m x 3.66m)

Velux windows to both front & rear, radiators x 2, power points. Door to:

### En-Suite 7'9 x 3'8 (2.36m x 1.12m)

Double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, laminate flooring, recessed down lights.

### Outside

To the rear we have an enclosed area which is partly paved, mainly laid to lawn, access to the summer house, cold water tap, gated side access.

### Tenure

Freehold.

### Services

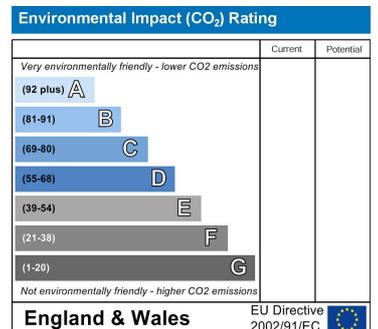
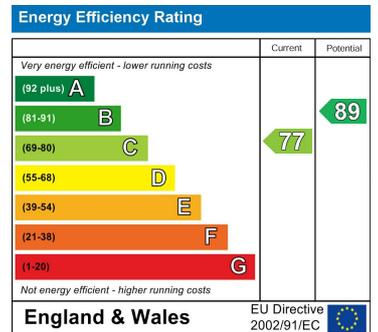
Mains water, gas, electricity & drainage.

### Local Authority

Tewkesbury Borough Council- Band D

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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