



3 Textile Drive, Brockworth, Gloucester, GL3 4WD

Offers Over £335,000

This beautifully presented three-bedroom detached family home is situated in a sought-after position overlooking an attractive open green, offering a pleasant outlook and a wonderful sense of space. Finished to an excellent decorative standard throughout, the property provides stylish and versatile accommodation perfectly suited to modern family living.

Upon entering, the welcoming entrance hall leads through to a spacious living room filled with natural light, creating a warm and inviting atmosphere. To the rear of the property is a superb open-plan kitchen/dining room, thoughtfully designed to provide the ideal hub of the home. Featuring a range of contemporary fitted units, ample worktop space and room for family dining and entertaining, the space enjoys direct access onto the rear garden, seamlessly blending indoor and outdoor living.

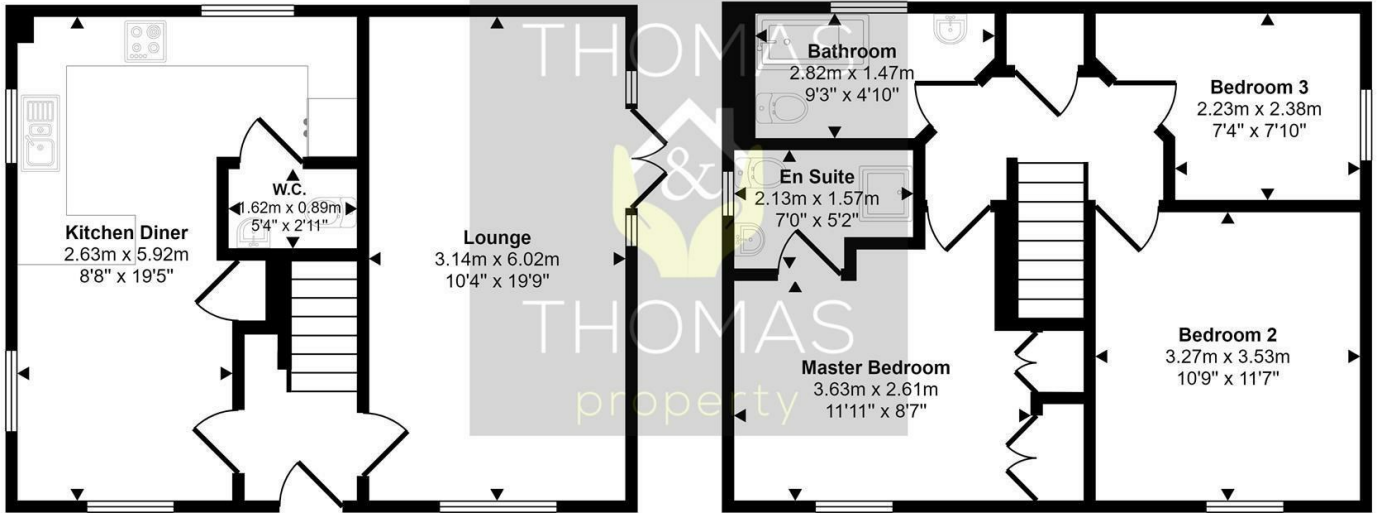
Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom benefitting from a modern en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, making the home ideal for growing families, professionals or those looking to upsize.

Externally, the property continues to impress with a generous southerly facing rear garden, enjoying a high degree of sunlight throughout the day and providing excellent space for outdoor entertaining, children's play or relaxing in the warmer months. The home also benefits from a detached garage, driveway parking and the added convenience of an EV charging point.

Combining a desirable outlook, high-quality presentation and practical modern features, this exceptional home is ready for immediate occupation and must be viewed to be fully appreciated.

- Three bedroom detached
 - En-suite to master
 - Detached garage
 - Ev charger
- Beautifully presented
- Southerly facing garden

Approx Gross Internal Area
90 sq m / 973 sq ft



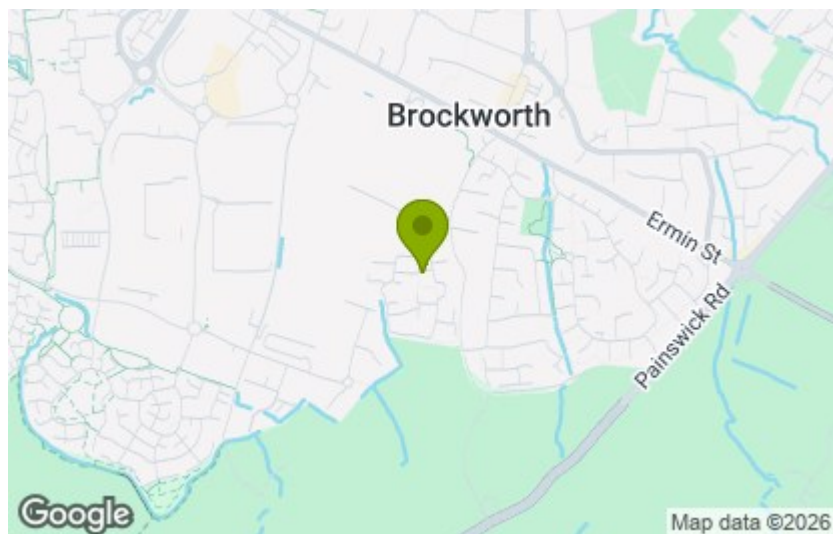
Ground Floor
Approx 45 sq m / 480 sq ft

First Floor
Approx 46 sq m / 493 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	83
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.