



35 Green Street, Brockworth
£569,950

Farr & Farr Sales & Lettings

35 Green Street

Brockworth, Gloucester

A LARGE AND HIGHLY INDIVIDUAL DETACHED BUNGALOW IN A SMALL AND POPULAR LANE ON THE SIDE OF COOPERS HILL

Green Street is a small and popular Lane climbing Cooper's Hill on the southern edge of Brockworth. Wonderful open countryside and the Cotswolds are on the doorstep together with access to excellent schooling, very good local shopping the M5 motorway and Cheltenham is within an easy reach.

Number 35 is of a highly individual design and has been cleverly extended to give very practical accommodation with plenty of innovative storage. Internally the accommodation comprises four bedrooms of which bedroom four is currently used as a dining room which adjoins the garden as well as a formal sitting room, a beautifully fitted kitchen and adjoining utility room. The master bedroom is very large and has its own walk-in closet and an ensuite full bathroom as well as a second bathroom. It is gas centrally heated throughout and double glazed. To the exterior the gardens are very large, both to the front and rear and enjoys privacy as well as ample parking and a garage.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ENTRANCE HALL

UPVC double glazed front door with leaded light detail and glazed side slips. Wood block flooring. Two double radiators. Inset ceiling spotlights. Double cloaks cupboard. Full height store cupboard. Linen cupboard. Wall thermostat. Access to part boarded loft with gas fired central heating boiler.

CLOAKROOM

Low level WC. Vanity unit with wash hand basin and cupboard below. Radiator. Polished tiled floor.

INNER HALL

SITTING ROOM

Dimensions: 17' 10" x 12' 0" (5.43m x 3.65m). Hole in the wall style fireplace with timber mantle and woodburning stove with shelving and display cupboards to either side. Double radiator. Double aspect. Fitted blinds.

KITCHEN

Dimensions: 14' 2" x 12' 0" (4.31m x 3.65m). (Max). Recently and comprehensively fitted with inset one and a half bowl single drainer stainless steel sink unit with contemporary mixer taps and cupboards below. Wall and base units with Oak worktops. Built-in MIELE oven and Neff induction hob with stainless steel cooker hood. Second Miele oven and microwave. Built-in dishwasher. Pan drawers. Space for fridge/freezer. Inset ceiling spotlights. Walk in larder cupboard with cold shelf. Oak stable door to:-

UTILITY ROOM

Dimensions: 10' 3" x 7' 0" (3.12m x 2.13m). Inset single drainer stainless steel sink unit set into worktops with cupboard below. Plumbing for washing machine and space for fridge. Further worktops with base units and space for dryer. Polished tiled floor. Radiator. Inset ceiling spotlights. Roof lights and UPVC double glazed door to side garden.

DINING ROOM/BEDROOM 4

Dimensions: 10' 7" x 10' 2" (3.22m x 3.10m). Two wide UPVC double glazed double French doors to terrace and garden. Double radiator. Built-in low-level cupboards with timber worktop. Timber flooring.

BEDROOM 1

Dimensions: 17' 10" x 14' 9" (5.43m x 4.49m). Windows to front and rear. Double and single radiators. TV points.



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Dimensions: 17' 10" x 14' 9" (5.43m x 4.49m). Windows to front and rear. Double and single radiators. TV points.

LOBBY

Walk in dressing closet with shelving. Hanging space and automatic light.

ENSUITE BATHROOM

Of a very good size with double ended panelled bath with central mixer taps. Large shower cubicle with stainless steel double headed controls. Fully tiled walls and glazed door. Contemporary wash hand basin. Low-level WC. Heated towel rail/radiator. Polished tiled floor. Inset ceiling spotlights.

BEDROOM 2

Dimensions: 10' 7" x 7' 10" (3.22m x 2.39m). Radiator. Window blinds.

BEDROOM 3

Dimensions: 9' 10" x 8' 5" (2.99m x 2.56m). Radiator.

BATHROOM

Panelled bath with separate stainless steel double headed shower and glazed folding screen. Pedestal wash hand basin. Low-level WC. Fully tiled walls. Tiled floor. Inset ceiling spotlights. Vertical heated towel rail/radiator.

EXTERIOR

Front gardens are large, beautifully maintained and landscaped set on gentle levels, predominantly laid to lawns with wall supports and flowerbeds with an abundance of shrubs, small trees and bushes. Parking for several cars and Two sets of steps to terrace and further area of lawn with arch topped wrought iron gate to side gardens with two brick built garden stores. Raised herb beds and useful storage area. Outside tap. Opening to:- Rear gardens, of a very good size laid predominantly to lawns with paths and mature hedge boarders giving privacy. Mature trees and gate to productive vegetable garden with greenhouse, garden store and compost areas.

GARAGE

Security lighting. Up and over door.

AGENTS NOTE

COUNCIL TAX: F EPC: D-66





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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