



**R B WALTERS**  
ESTATE AGENTS



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*Farmhouse Road, Brockworth, Gloucester,  
Gloucestershire, GL3 4WR.*

*£460,000*

Modern family home offering 4 double bedrooms, an ingenious utility/cloakroom and a superb open plan kitchen/dining/family room across the whole width of the property.

This detached home was built in 2022 by Taylor Wimpy and has 6 years remaining on the NHBC guarantee. The property has been very well maintained by the current owners who now present it in beautiful condition throughout and are motivated to sell.

Ideal for anyone looking to move straight in with nothing to do, the property features a lovely heart to the home with the open plan kitchen/dining area stretching across the back of the property. Measuring 27ft in length there is ample space for a seating area as well making it ideal for family and friends who gather round. The ground floor also has a spacious lounge, office/study and good size cloakroom/utility with integrated washing machine useful worktop. Upstairs, the first floor provides four double bedrooms. The principal bedroom benefits from an en-suite shower room, complemented by a modern family bathroom serving the remaining bedrooms.

Outside, the rear garden is of reasonable size and laid to lawn whilst the garage measures just over 20ft in length, offering excellent storage or workshop potential. There is driveway parking.

The property is conveniently located just a few minutes' drive from the A417, providing easy access to Gloucester, Cheltenham and the M5 motorway. Scenic countryside walks, areas of natural beauty and a range of sporting facilities are all close by, together with well-regarded schools catering for all age groups 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.

### Entrance Hall

### WC/Utility

6' 10" x 5' 4" (2.08m x 1.62m)

### Study/Office

8' 6" x 6' 10" (2.59m x 2.08m)

### Living Room

15' 4" x 12' 8" (4.67m x 3.86m)

### Kitchen/Diner

26' 6" x 9' 5" (8.07m x 2.87m)

### First Floor Landing

### Bedroom

12' 9" x 12' 1" (3.88m x 3.68m)

### Ensuite

6' 5" x 5' 4" (1.95m x 1.62m)





**Bedroom**  
11' 11" x 9' 11" (3.63m x 3.02m)

**Bedroom**  
13' 0" x 10' 1" (3.96m x 3.07m)

**Bedroom**  
12' 9" x 8' 10" (3.88m x 2.69m)

**Bathroom**  
6' 11" x 6' 4" (2.11m x 1.93m)

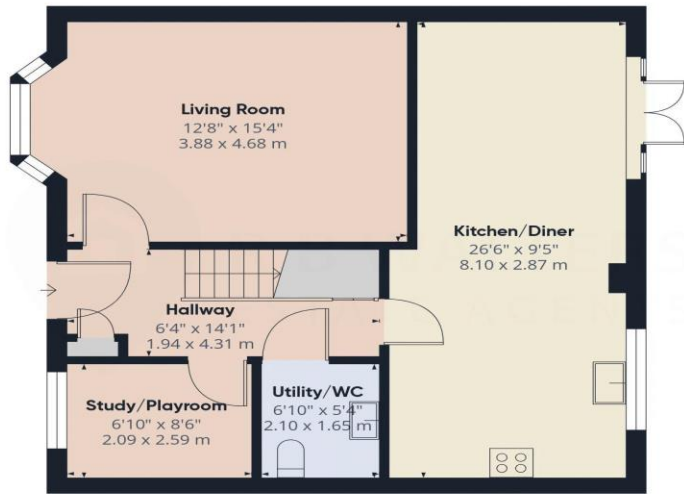
**Outside**

**Driveway Parking**

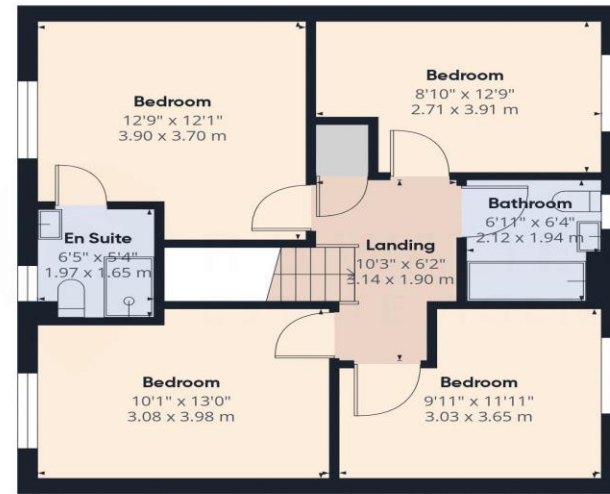
**Garage**  
19' 6" x 10' 3" (5.94m x 3.12m)

**Rear Garden**





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
 1488 ft<sup>2</sup>  
 138.1 m<sup>2</sup>

(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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