



**30 Ansdell Drive, Brockworth GL3 4BU**  
**£425,000**



## 30 Ansdell Drive, Brockworth GL3 4BU

• No onward chain • Extended four bedroom semi-detached family home • Immaculately presented • Versatile living accommodation throughout • Ample off road parking • Highly sought after cul-de-sac location • Versatile garden room • Private and enclosed rear garden • Tewkesbury Borough Council - £2,000.11 per annum (2025/26) • EPC C70

**£425,000**



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### Entrance Hall

Stepping into the property you are greeted by a spacious entrance hall which provides access to the kitchen dining room, living room, WC, utility and stairs to the first floor.

### Kitchen Dining Room

The kitchen dining room is a great size and stretches the depth of the home. This room benefits from plenty of natural light from a window to the front aspect and French doors to the rear opening to the garden. The modern fitted kitchen benefits from Silestone worktops and breakfast bar as well as ample storage in a range of floor and eye level units accompanied by integrated appliance to include Siemens electric oven, Siemens multi purpose microwave oven, AEG dishwasher, Siemens fridge and Siemens five ring electric induction hob with extractor over.

### Living Room

Generously sized, the living room benefits from French doors which open to the back garden.

### Utility

Previously the garage, this room has been converted to provides additional storage alongside space for tumble dryer and plumbing for washing machine. The utility room houses the boiler and offers a side door to outside.

### WC

WC and wash hand basin. Frosted window to the front aspect.

### Landing

The landing grants access to four double bedrooms and the family bathroom.

### Master Bedroom

Double bedroom with two windows to the rear aspect. Built in wardrobes.

### Second Bedroom

Double bedroom with window to the rear aspect overlooking the back garden. Built in wardrobes.

### Third Bedroom

Double bedroom with built in wardrobes. Window to the front aspect.

### Fourth Bedroom

Double bedroom with window to the front aspect. Built in wardrobes.

### Bathroom

Modern and stylish bathroom suite comprising WC, vanity unit, bath with mixer taps and shower enclosure with tiled surround. Two frosted windows to the front aspect.

### Garden Room/Study

The Cedar wood cladded garden room is a great space. Utilised by the current owners as a bar/games room, this room is very versatile and would lends itself well to being a home office, gym or such like. Power and lighting with insulation and sliding doors.

### Outside

To the front, the property benefits from a driveway providing off road parking for multiple vehicles. Accessed via the side gate, the back garden offers a well kept low maintenance space and offers a combination of patio and pebbled areas accompanied by a variety of shrubs and flowers.

### Location

Brockworth is well located between Cheltenham and Gloucester and enjoys a range of local amenities including; Shops, a Library, a Supermarket, Pubs, and Restaurants. There is a selection of Primary and Secondary Schools within the local area and regular bus services. Brockworth business park and shopping park are a short distance from the property and junction 11A of the M5 motorway is within easy access.

### Material Information

Tenure: Freehold.

Council Tax band: C

Local authority and rates: Tewkesbury Borough Council - £2,000.11 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

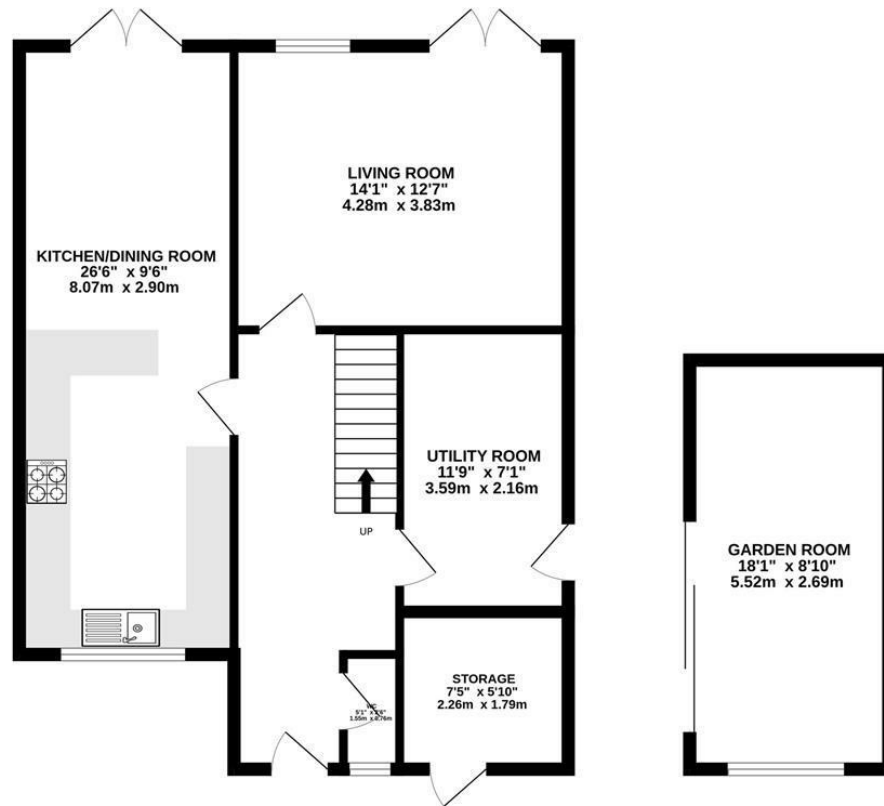
Heating: Gas Central Heating.

Broadband speed: Standard 8Mbps, Ultrafast 1000Mbps

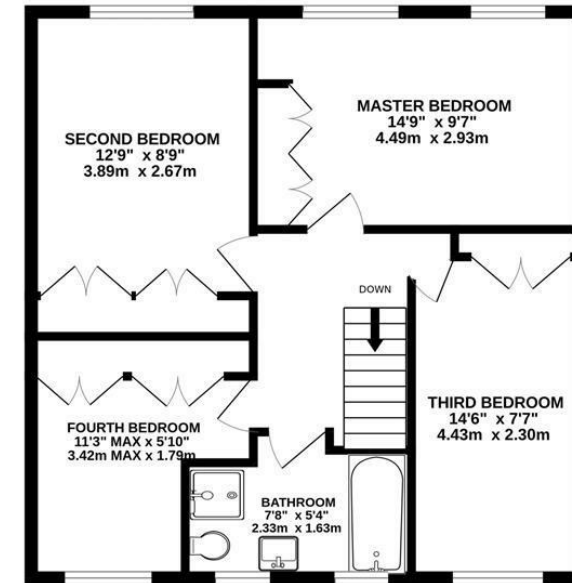
Mobile phone coverage: Vodafone(Likely), O2 (Likely), EE(Likely), and Three (Likely).



GROUND FLOOR  
891 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR  
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1500 sq.ft. (139.4 sq.m.) approx.

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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

