



Mistle Cove Seabrook Road
Brockworth, Gloucester GL3 4LY



STEVE GOOCH
ESTATE AGENTS | EST 1985

Mistle Cove Seabrook Road

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Asking Price £600,000

A BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, situated at the end of a PRIVATE driveway, LIGHT AND AIRY THROUGHOUT, MASTER EN-SUITE, front to back KITCHEN / FAMILY ROOM with large BI-FOLD DOORS leading to a PRIVATE GARDEN, OUTDOOR HOT TUB AREA, AMPLE OFF ROAD PARKING, DOUBLE GARAGE.

Brockworth is a parish, village and district of Gloucester in Gloucestershire, England, situated on the old Roman road that connects the City of Gloucester with Barnwood. It is located 4 miles southeast of central Gloucester, 6 miles southwest of Cheltenham and 11.5 miles north of Stroud. Since the mid-20th century, Brockworth has been known locally for the annual rolling of Double Gloucester cheese down Cooper's Hill, and is known in Britain and beyond for its annual cheese rolling contest. A large round cheese is rolled down the steep slope of the hill and chased by a group of "runners", who in fact spend most of their brief descent to the bottom of the hill falling and tumbling. Two hundred years ago this was part of a larger mid-summer festival with other activities and competitions, but the event is now confined to the cheese-rolling and is held in May during the Spring Bank-holiday Monday.



Enter via UPVC double glazed front door in to:

ENTRANCE HALLWAY

Hard wood flooring, two radiators, coat hanging space with shelving, spotlighting, under stairs storage, stairs leading to the first floor, side aspect double glazed window.

KITCHEN / FAMILY ROOM

Hard wood flooring, double radiator, shaker style kitchen comprising of base and wall mounted units, solid wood worktops, one and a half bowl ceramic sink, integrated washing machine / dryer, integrated dishwasher, wine rack, extractor fan, spot lighting, feature lighting, space for large oven, space for large fridge / freezer, front and rear aspect double glazed windows, large aluminium bi-fold doors with blinds overlooking the garden.

LIVING ROOM

Radiator, electric feature fireplace with wooden surround, TV point, telephone point, front aspect double glazed window, rear aspect UPVC bi-fold doors.

WC

WC, vanity wash hand basin with tiled splash back, heated towel rail, front aspect frosted double glazed window.

From the entrance hall, a stairway leads to the FIRST FLOOR.

LANDING

Power points, radiator, spotlighting, rear aspect double glazed window.

MASTER SUITE

Power points, radiator, TV point, large built in wardrobes with hanging space and shelving, rear aspect double glazed window.

EN-SUITE

WC, vanity wash hand basin, shower cubicle with rainfall shower head, tiled splash back, heated towel rail, spot lighting, extractor fan, roof light.





BEDROOM 2

Radiator, power points, TV point, built in double wardrobes with hanging space and shelving, side aspect double glazed window.

BEDROOM 3

Radiator, power points, side aspect double glazed window.

BEDROOM 4

Radiator, power points, access to loft space, front aspect double glazed window.

OUTSIDE

The front of the property offers off road parking for four to five vehicles, shrubs and a tree, a block paved walk way to the front door, and gated access to the rear.

The rear garden offers various seating areas, raised sleeper beds, allotment area, garden shed, covered canopy hot tub area and covered canopy outdoor kitchen area. UPVC door leads into:

DOUBLE GARAGE

Accessed via two up and over doors, power points, lighting, part boarded loft.

BATHROOM / SHOWER ROOM

White suite comprising of WC, bath, vanity wash hand basin with cupboards below, double shower cubicle with rainfall shower head, heated towel rail, spotlights, extractor fan, side aspect frosted double glazed window.

SERVICES

Mains water, electricity, gas and drainage. Owned solar panels.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - TBC.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

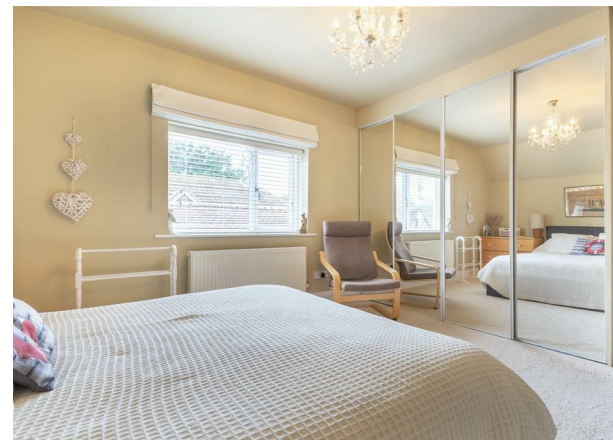
DIRECTIONS

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

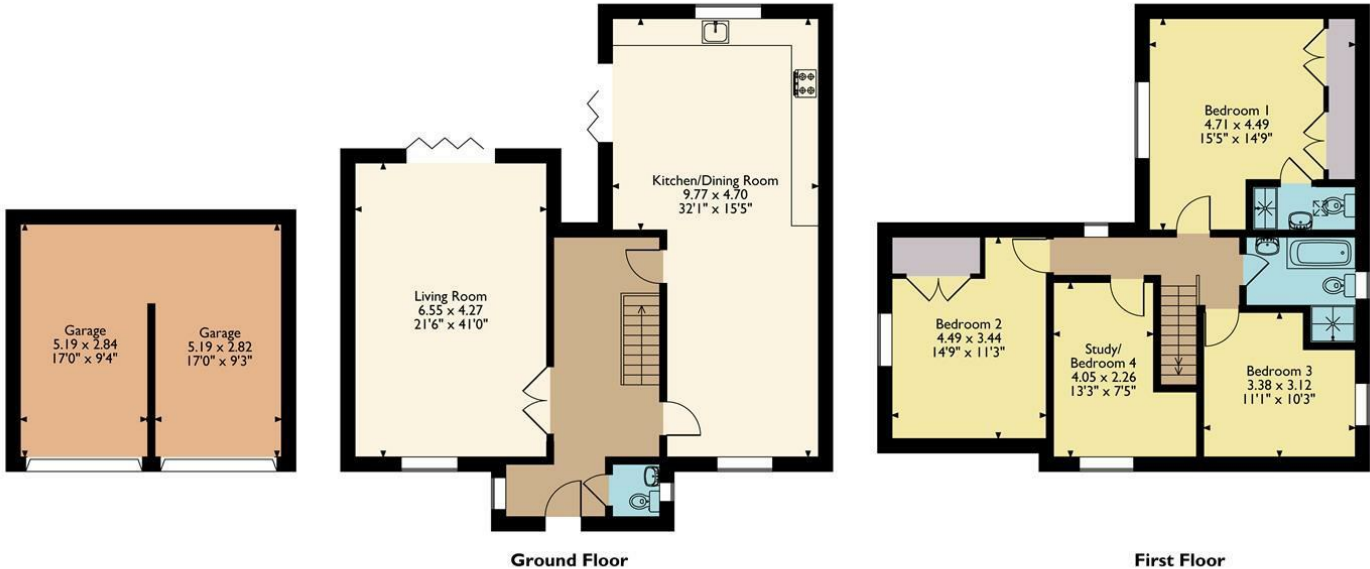
AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.





Mistle Cove, Seabrook Road, Brockworth, Gloucester, Gloucestershire
Approximate Gross Internal Area
Main House = 156 Sq M/1679 Sq Ft
Garage = 30 Sq M/323 Sq Ft
Total = 186 Sq M/2002 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

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





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