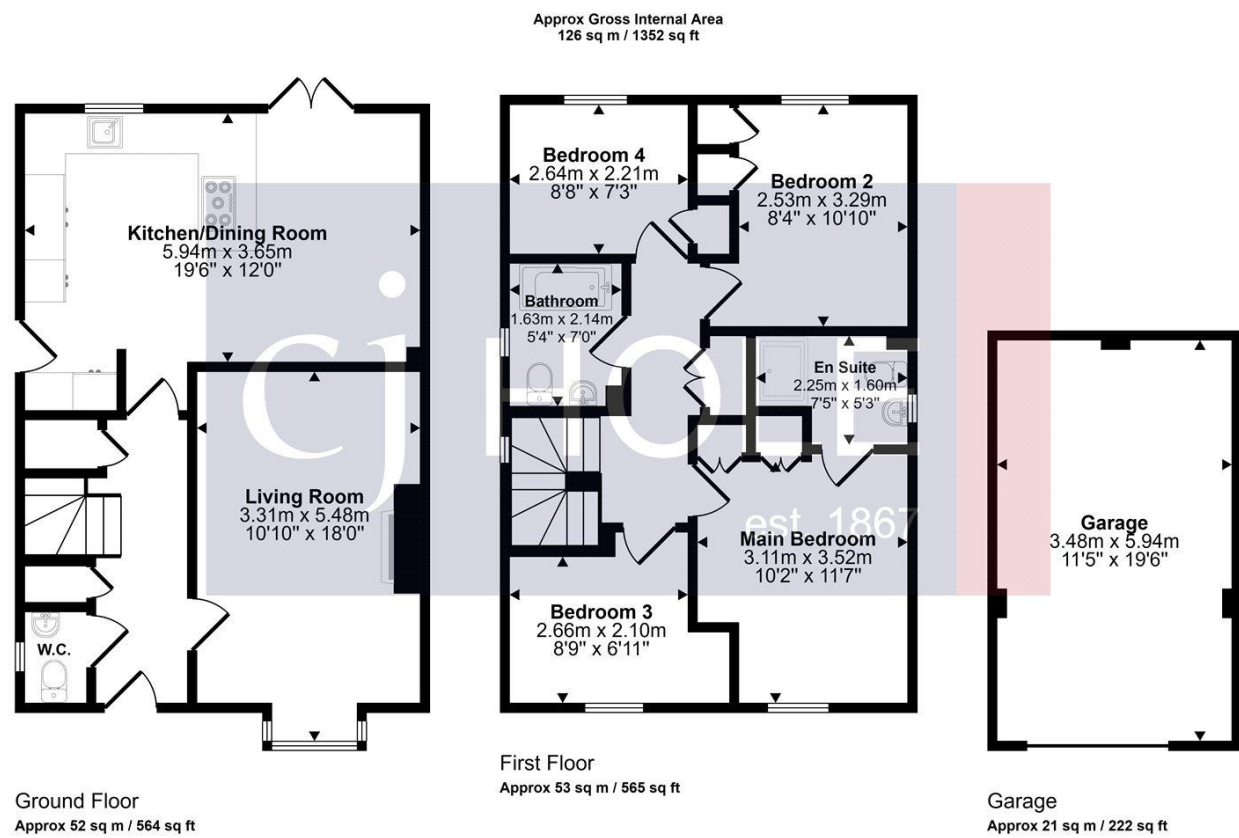




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Another QR code will go here



Kennel Lane, Brockworth, GL3

Asking Price: £439,000 Freehold

Offered to the market is a beautifully presented four bed detached family home. This property has been updated by the current owner to create a light and airy, open plan kitchen/dining room and an attractive South facing rear garden.

This spacious property briefly consists of a large entrance hall, cloakroom, bay fronted living room and a refitted kitchen/dining room with French doors to the rear garden. Upstairs has four bedrooms, ensuite to the master and newly fitted bathroom.

To the outside there is an attractive front garden with a generous size driveway which creates ample off road parking, a larger than average detached garage and a landscaped rear garden with a covered decking seating area.

The property benefits from having lots of storage cupboards and built in wardrobes. It is also conveniently situated close to excellent schools and is with easy reach of the M5 Motorway, A417 and a short walk to Cotswold Way.

Hucclecote Sales

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Hucclecote, GL3 3LA
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(ii) no person in the employment of C & T Residential trading as CJ Hole has any authority to make or give any representation or warranty whatever in relation to this property



Freehold

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Entrance Hall Double glazed composite front door, laminate flooring, mattwell, storage cupboard, additional understairs storage cupboard and doors to cloakroom, living room and kitchen/dining room

Cloakroom Two piece suite comprising: pedestal hand wash basin and low level WC. Radiator, laminate flooring and UPVC window to side aspect

Living Room UPVC bay window to front aspect, two radiators, laminate flooring and panelled walls

Kitchen/Dining Kitchen Area: Refitted kitchen consisting of a range of eye base level units with quartz worktop and breakfast bar over, built-in eye level double oven/grill and microwave, gas hob with extractor hood over, fridge/freezer, integrated dishwasher, sink and drainer with mixer tap, plumbing for washing machine, wall mounted boiler, radiator, double glazed and opening to dining area

Dining Area: Laminate flooring, radiator and UPVC French doors to rear garden

Landing Stairs to ground floor, UPVC window to side access, airing cupboard with hot water tank, radiator, loft access and doors to all four bedrooms and family bathroom

Main Bedroom Fitted carpet, built-in wardrobes, radiator, UPVC window to front aspect and door to ensuite

Ensuite Bathroom Three piece suite comprising: Walk-in shower cubicle, close coupled WC and hand wash basin both in vanity unit. Extractor fan, window to side aspect, vinyl flooring and heated towel rail

Bedroom Two Fitted carpet, built-in wardrobes and UPVC window to rear aspect

Bedroom Three Fitted carpet, radiator and UPVC window to front aspect

Bedroom Four Fitted carpet, radiator, UPVC window to rear aspect and built-in wardrobes

Family Bathroom Three piece suite comprising: panelled bath with shower over, low-level WC and pedestal hand wash basin. Towel rail, UPVC window to side aspect and extractor fan

Front Garden Enclosed front garden, laid to lawn area, plant borders, paved pathway to front door, two tarmac driveway areas for multiple vehicles, gated side access and detached garage

Rear Garden Enclosed by timber fencing, paved patio area, raised decking with covered pergola, outside lighting and power point, outside tap, raised flower beds and gated side access to driveway, bin storage and detached garage

Detached Garage Larger than average garage with: power and light connected, overhead storage and up and over door to front

Material Information Please use the QR code to open the material information

Council Tax Band D

Referral We always refer sellers to Montpellier Legal, Harvey Baker solicitors or RedKite Law solicitors and Embrace Financial Services. It is your decision whether you choose to deal with Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and Embrace Financial Services. Should you decide to use Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and Embrace Financial Services you should know that we would receive a referral fee of £100 from them for recommending you to them.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property, the initial checks are carried out on our behalf by Lifetime Legal. This costs £55 (incl. VAT) which is paid directly to Lifetime Legal and is non-refundable.

Material Information

