



2 Avocet Drive, Brockworth, Gloucester, GL3 4ZB

£350,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Beautifully Presented Three Bedroom Detached Home | Garage & Driveway | Coopers Edge

Situated in the ever-popular Coopers Edge development in Brockworth, this beautifully presented three-bedroom detached home offers stylish, modern living throughout and is perfectly suited to first-time buyers, growing families or those looking to simply move straight in.

The accommodation is thoughtfully arranged, beginning with a welcoming entrance hall leading to a spacious living room, ideal for relaxing or entertaining. To the rear, the contemporary kitchen provides ample worktop and storage space, with room for dining and direct access to the enclosed rear garden, creating an excellent space for both everyday living and summer entertaining. A convenient downstairs cloakroom/utility room completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, including two comfortable doubles and a generous single bedroom, ideal as a nursery, home office or guest room. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

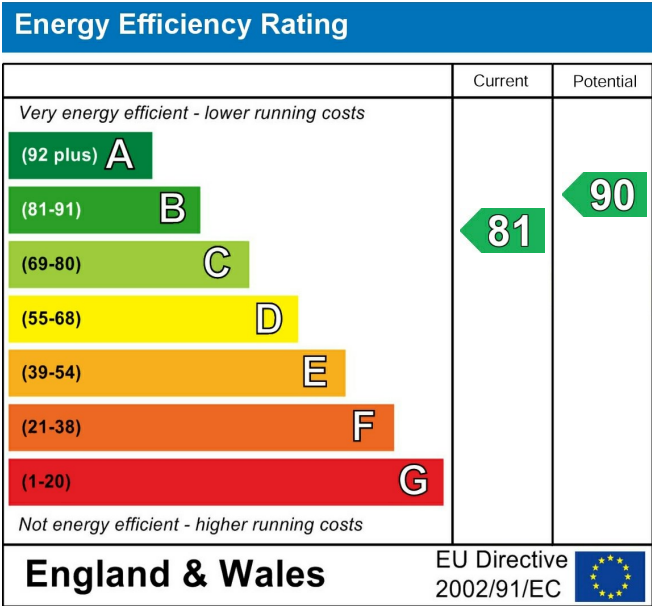
Outside, the landscaped rear garden enjoys a sunny patio seating area and a lawn, all enclosed by attractive stone walling to provide a private and low-maintenance outdoor space. The property also benefits from a garage with a parking space directly in front, offering practical off-road parking and additional storage.

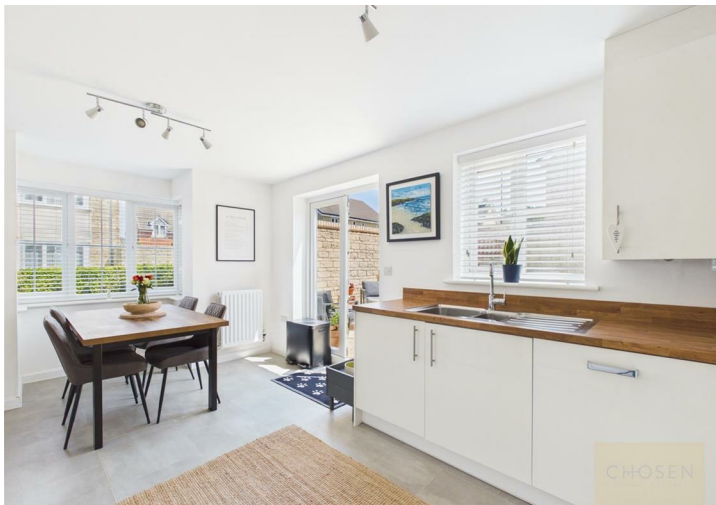
Beautifully maintained throughout, this fantastic home combines contemporary styling with a highly sought-after location, offering excellent access to Gloucester, Cheltenham, the M5 motorway, local amenities and popular schools.

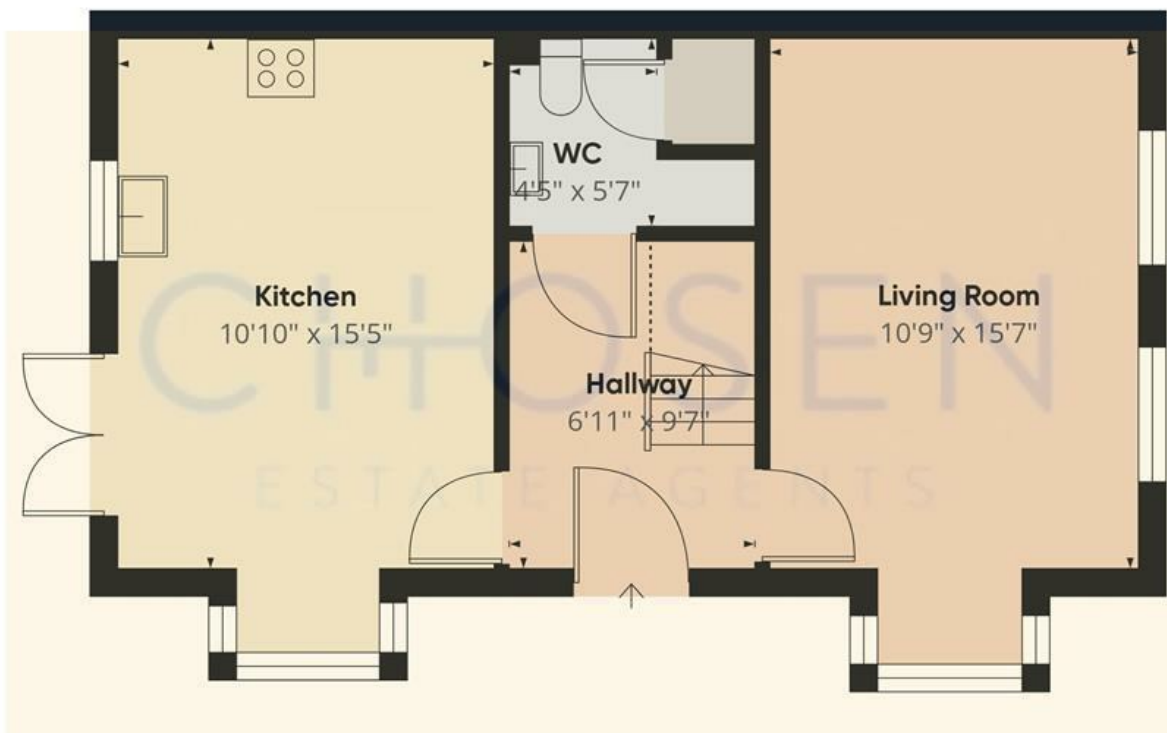
Agents Note.
Freehold
EPC Rating: B81
Tewkesbury Borough Council Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk: Very Low

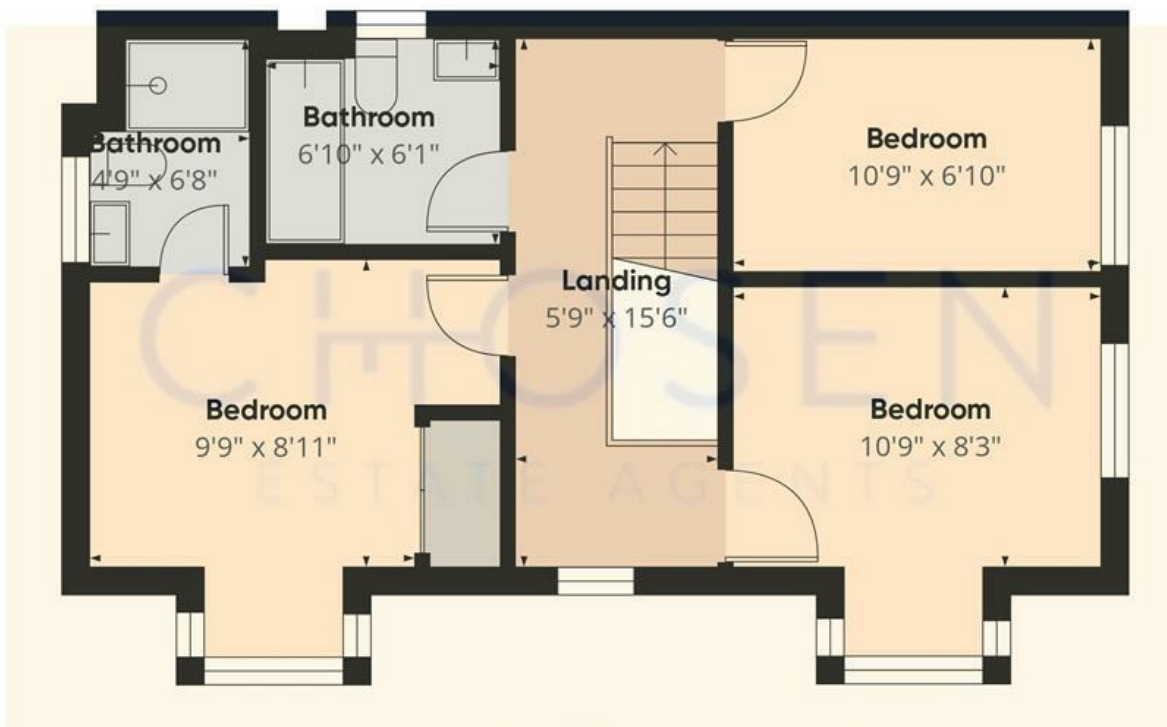
- Beautifully Presented Three Bedroom Detached Home
- Garage And Pakring In Front Of
- Privately Enclosed Rear Garden
- Contemporary Open Plan Kitchen-Dining Space
- Convenient Location Close To M5 Making Commuting A Breeze
- A Genuinely Turn Key Home Ready For Someone To Move Straight In
- EPC Rating: B81
- Council tax Band: C







Floor 0



Floor 1

Approximate total area^m

918 ft²

Reduced headroom

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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