



2 Walnut Close, Brockworth, Gloucester, GL3 4FY

£350,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

A Well-Presented Three Bedroom Detached Home in Coopers Edge!

Situated in the highly sought-after development of Coopers Edge, this attractive three bedroom detached home offers modern living in a convenient and family-friendly location. Well maintained throughout, the property provides a practical layout, generous living space, and a private enclosed garden - ideal for both first-time buyers and growing families.

Upon entering, you are welcomed by a central hallway leading to a bright and spacious living room, perfect for relaxing or entertaining. To the rear, the contemporary kitchen/dining room offers ample worktop and storage space, with direct access to the garden, creating an excellent space for everyday living and hosting guests. A useful utility room and a ground floor WC add further convenience.

Upstairs, the property comprises three well-proportioned bedrooms, including a generous principal bedroom with an en-suite, and two further rooms ideal for children, guests, or a home office. The accommodation is served by a modern family bathroom.

Externally, the home benefits from a private rear garden, mainly laid to lawn with a patio seating area, perfect for outdoor dining and enjoying warmer months. The property is enclosed by brick walling and fencing, offering a good degree of privacy. Furthermore, there is a single garage and driveway in front of.

Further benefits include EV charge point, solar panels, and a pleasant position within this popular residential area.

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

Flood Risk:
Rivers & Seas: Very Low
Surface Water: Very Low


Broadband

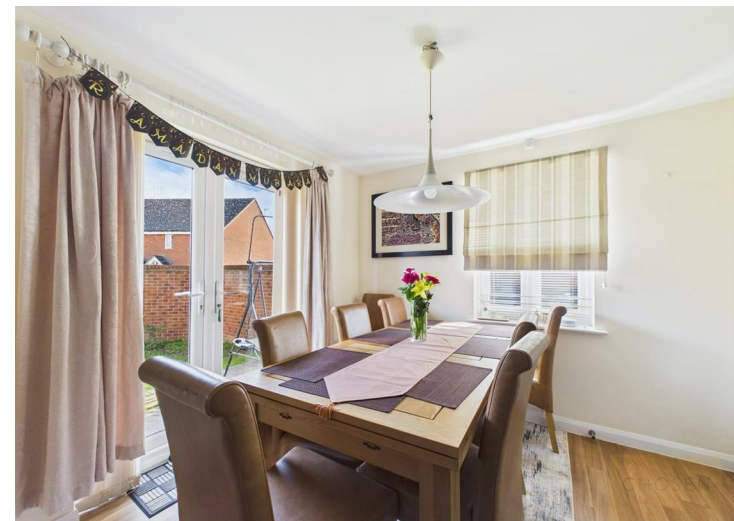
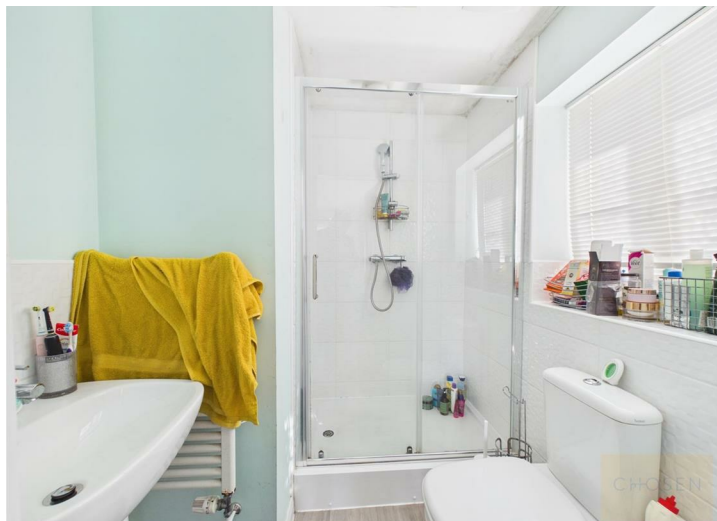
Superfast- 80 Mbps
Ultrafast- 1800 Mbps

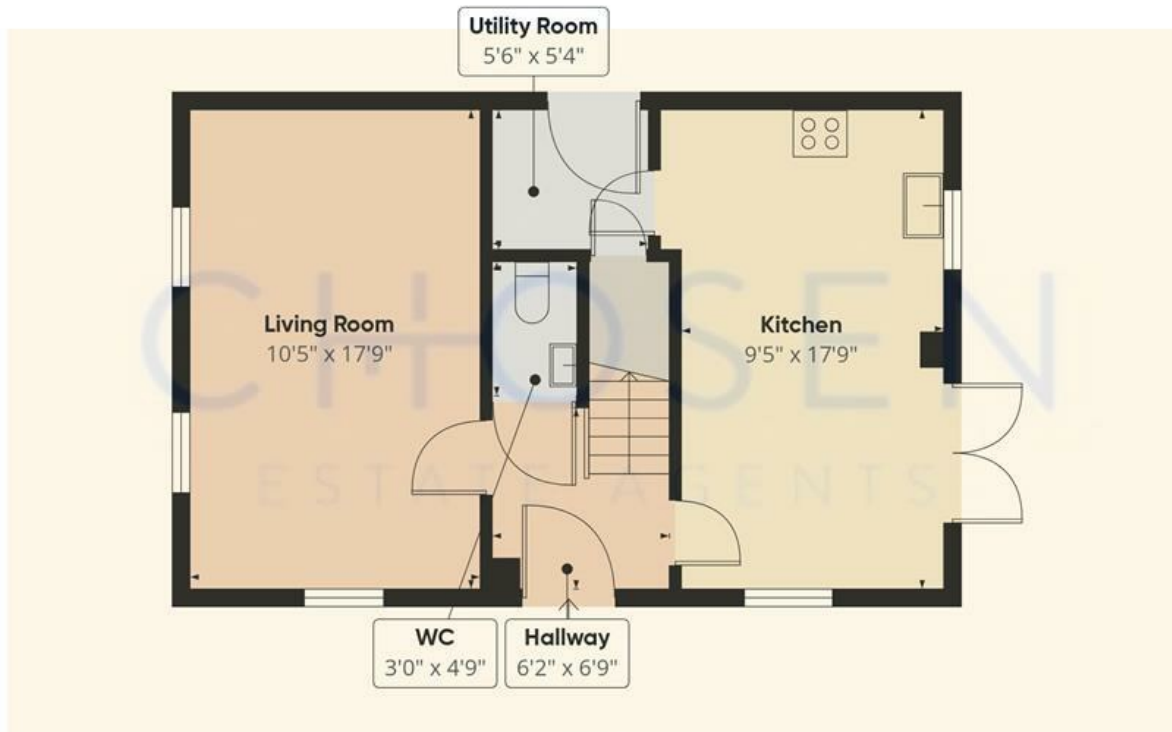
Solar panels are fitted at the property and are owned outright.

- Three Bedroom Detached Home
- Downstairs WC, Family Bathroom Upstairs Along With En-Suite
- Utility Room
- EPC Rating:
- Garage And Driveway
- Living Room And Contemporary Kitchen-Diner
- EV Charge Point And Solar Panels
- Council Tax Band: C

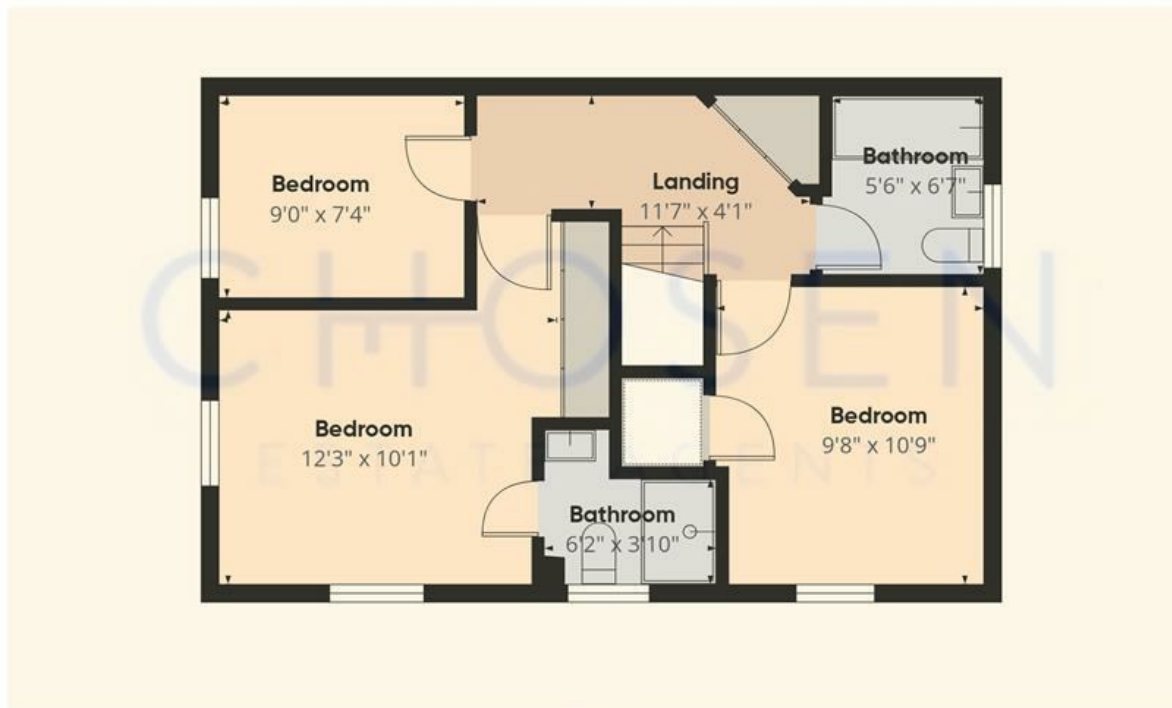
Energy Efficiency Rating

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





Floor 0



Floor 1

Approximate total area⁽¹⁾
905 ft²

(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.

GIRAFFE360

