



59 Brookfield Lane, Churchdown, Gloucester, Gloucestershire, GL3 2PR

£385,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated on an enviable corner plot within a peaceful cul-de-sac in Churchdown Village, this beautifully presented three-bedroom bungalow with attic conversion combines privacy with prime location appeal.

Inside, the property boasts a warm and welcoming lounge featuring rich decor and a cozy multi-fuel burning stove, creating a relaxing atmosphere. The kitchen provides ample storage and workspace, ready for culinary creativity. The bright conservatory serves as an ideal dining or additional living area, with views over the garden that invite the outdoors in.

In addition to the main conservatory off the kitchen, this charming bungalow features a second conservatory adjoining one of the downstairs bedrooms. This unique space provides a versatile retreat, ideal for use as a private sitting area, a reading nook, or even a home office with garden views, and boasts underfloor heating.

The thoughtfully extended upper floor includes a tranquil master bedroom, complete with built-in storage and a versatile area suited to a home office or additional guest room.

This spacious corner plot offers abundant outdoor space, enhanced by a generously sized, private garden—perfect for family gatherings, relaxation, and gardening enthusiasts. The private hot-tub will also be staying. An extra long single garage and a spacious driveway add to the practical benefits, providing off-street parking for multiple vehicles.

Agents Note.

Freehold

EPC Rating: C69

Tewkesbury Borough Council Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

- Beautiful Three Bedroom Bungalow With Attic Conversion
- Popular Cul-De-Sac Location
- Private, Enclosed Rear Garden
- EPC Rating: C69
- Tranquil Corner Plot
- Three Reception Rooms
- Driveway Providing Off Road Parking For Multiple Vehicles, And Extra Long Single Garage
- Council Tax Band: C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾

1045.08 ft²

Reduced headroom

110.19 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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