



20 Springmead Avenue, Brockworth, Gloucester, GL3 4XU

£355,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Offered to the market with no onward chain, this thoughtfully arranged home offers a lovely blend of comfort, practicality, and gentle character. The moment you step through the front door, the hallway becomes the central spine of the ground floor, giving each room its own sense of space and purpose.

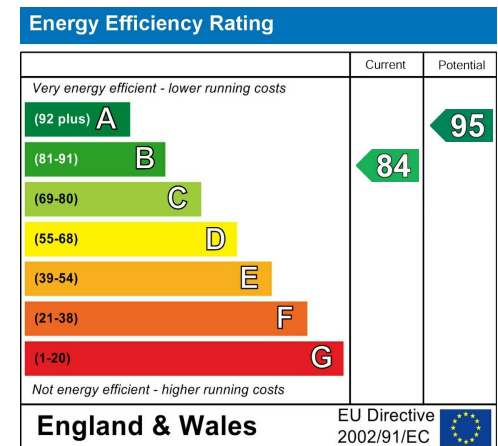
To one side, the sitting room provides a warm, inviting place to unwind — a room that feels equally suited to relaxed evenings, quiet mornings, or time spent with friends. Opposite sits the kitchen, positioned to enjoy a pleasant outlook and designed to work beautifully for everyday cooking and easy mealtimes. A separate utility room keeps life neatly organised, while a cloakroom adds welcome convenience to the ground floor.

Upstairs, three well-balanced bedrooms offer excellent flexibility for family life, guests, or a dedicated workspace. The main bedroom feels calm and restful, while the remaining rooms adapt effortlessly to changing needs. Two bathrooms (including the ensuite) ensure smooth routines, all connected by a landing that brings a sense of openness to the first floor.

Outside, the home continues to impress. Off-road parking sits alongside a garage, providing secure storage, hobby space, or sheltered parking — a real advantage for modern living.

With its intuitive layout, gentle charm, and a location that places Gloucester, Cheltenham, and the Cotswolds within easy reach, this Brockworth home offers a lifestyle that feels both convenient and quietly uplifting. It's ready for its next chapter — and ready to welcome its next owners.

- Three versatile bedrooms
- Master bedroom with en-suite
- Utility room
- EPC Rating - B84
- Detached family home
- South facing garden
- No onward chain
- Council Tax Band - C



### Agents Note

Freehold

EPC Rating: B84

Tewkesbury Borough Council Band: B

Mains Gas, Electric and Water are connected.

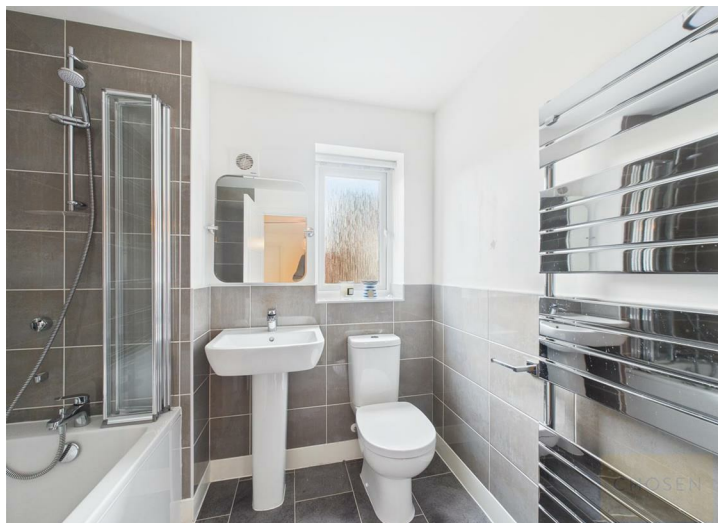
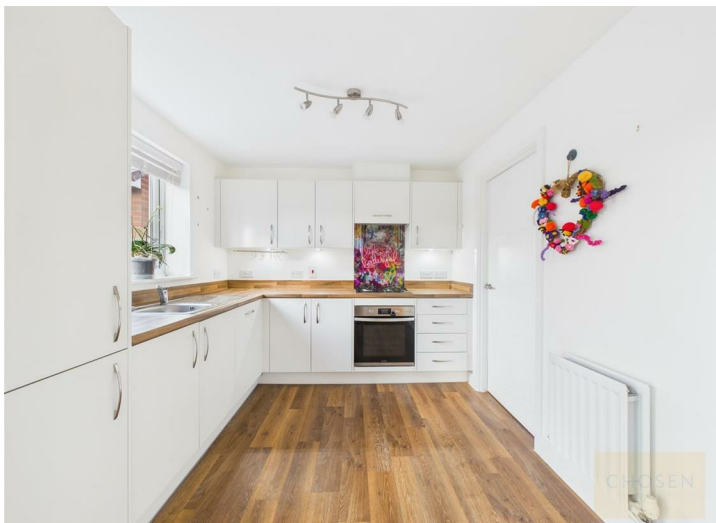
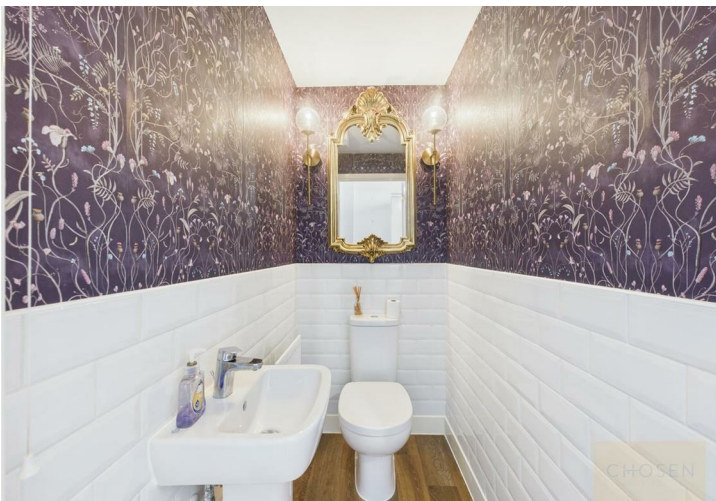
Fibre Broadband is available in the area.

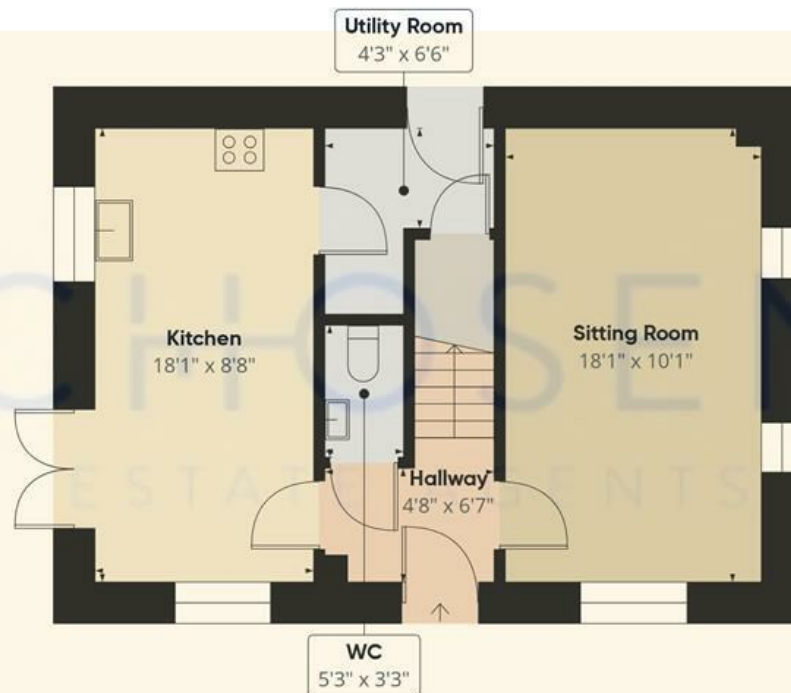
### Flood Risk

Rivers & Seas: Very Low

Surface Water: Very Low







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
896 ft<sup>2</sup>

(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

