



25 Somerdale Avenue, Gloucester, GL3 4WQ

£435,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

This well-presented four bedroom detached family home is ideally situated in a popular residential area of Brockworth, offering versatile living space, a private driveway, detached garage, and an attractive rear garden.

The ground floor is arranged around a welcoming entrance hall which leads through to a spacious living room, perfect for relaxing or entertaining. The heart of the home is the modern kitchen/dining room, providing ample workspace and storage, with direct access to a bright and airy sunroom that overlooks the rear garden, an ideal space for year-round enjoyment. A ground floor WC and useful utility room complete the downstairs accommodation.

Upstairs, the property offers four well-proportioned bedrooms, making it ideal for families or those requiring home office space. The principal bedroom benefits from a contemporary en-suite, while the remaining bedrooms are served by a family bathroom, providing excellent practicality for modern living.

Externally, the home continues to impress. To the front there is a driveway providing off-road parking, leading to a detached garage. The rear garden is well maintained, mainly laid to lawn with patio seating areas, perfect for outdoor dining and entertaining.

Located within easy reach of local amenities, schools, and transport links, including access to Gloucester, Cheltenham and the M5, this property represents a fantastic opportunity to acquire a detached family home in a sought-after Brockworth location.


Agents Note  
Freehold  
EPC Rating: B84  
Tewkesbury Borough Council Band: D  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

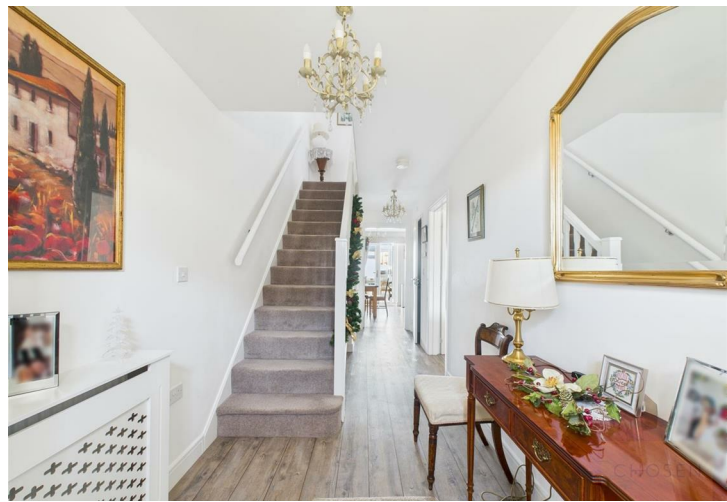
Flood Risk:

Flood Risk  
Rivers & Seas - Very low  
Surface Water - Very low

- Beautifully Presented Four Bedroom Detached Home
- Detached Garage And Driveway
- Downstairs WC, Family Bathroom And En-Suite
- EPC Rating: B84
- Open Plan Kitchen-Diner
- Living Room And Conservatory
- Sought After Development
- Council Tax Band: D

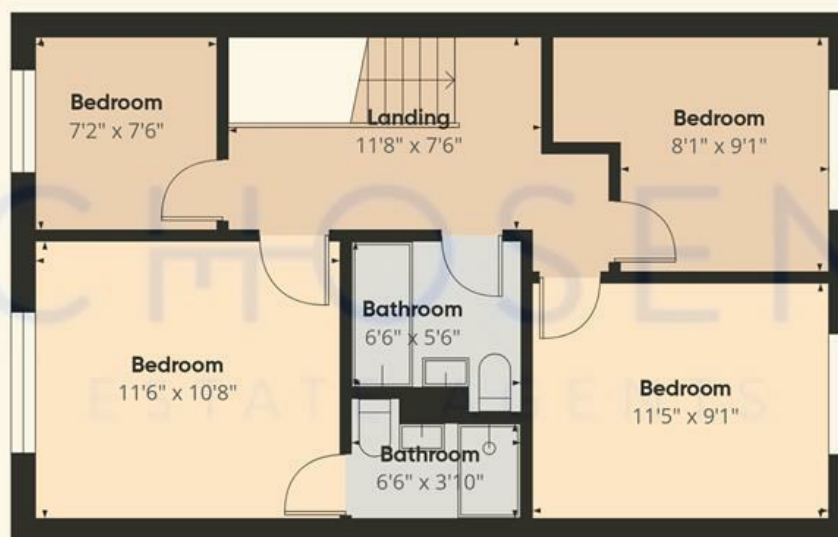
### Energy Efficiency Rating

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





Floor 0



Floor 1

Approximate total area<sup>m</sup>

1182 ft<sup>2</sup>

Reduced headroom

17 ft<sup>2</sup>

(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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