



R B WALTERS ESTATE AGENTS

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Nightjar Road, Brockworth, Gloucester, GL3 4RN.

Use This Area to Write Your Property Notes -

Immaculate Detached House

Two Bathrooms and Cloakroom

Private West Facing Rear Garden

Ample Off Road Parking

Convertible Sleeping/Working Space

Superb Games/TV Room or Studio with Bar

Kitchen/Diner

Four Bedrooms

Electric Car Charger Point

Study/Office

£415,000

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The Property

Built about 15 years ago this 4 bedroom detached home is immaculately presented throughout and offers superb accommodation which is ideal for a family, those who need to work from home and definitely those who love to entertain.

The ground floor has an open plan kitchen/diner complete with large glass roof at one end and there is a separate lounge, study and cloakroom. Upstairs there are 4 bedrooms, one with en suite and one that has bespoke fitted furniture which alternates between a double bed and an office desk without the need to remove any work items. There is also a family bathroom.

The garage has been converted and extended and now provides storage to the front and then the rear part has a full bar experience with optics and projector screen and double doors to the garden. There is also a cloakroom. The rear garden, which enjoys a Westerly aspect is landscaped and easily maintained with a patio, artificial grass and a covered walkway linking the house to the games room.

There is parking at the front of the house and also plenty to the side where the current owners keep a motorhome.

Location

This modern property is situated on the fringes of Brockworth yet within close proximity to good schools for all ages and everyday conveniences and amenities. A regular bus route serves the city centre which is approximately 6 miles away and the M5 motorway can be accessed within a few minutes.

The city centre has an extensive range of indoor and outdoor shopping to include the Gloucester Quays outlet centre and there is also a monthly farmers market. A variety of restaurants can be found around the historic docks and there are also museums and several places of interest including the cathedral.

The main line rail station provides a regular and direct service to London, Bristol and Birmingham.

Council Tax

The property is within Tewkesbury borough council and is rated Band D.

Entrance Hall

Cloakroom

Study/Office 9' 2" x 8' 0" (2.79m x 2.44m)

Lounge 15' 3" x 13' 1" (4.64m x 3.98m)

Open Plan Kitchen/Diner

Kitchen 15' 1" x 10' 2" (4.59m x 3.10m)

Dining Area 9' 4" x 8' 5" (2.84m x 2.56m)

First Floor Landing

Bedroom 10' 6" x 8' 10" (3.20m x 2.69m)

En Suite Shower Room

Bedroom 10' 1" x 8' 6" (3.07m x 2.59m)

Bedroom 9' 0" x 8' 6" (2.74m x 2.59m)

Bedroom 10' 3" x 6' 5" (3.12m x 1.95m)

Bathroom

OUTSIDE

Driveway Parking Several Vehicles

Rear Garden

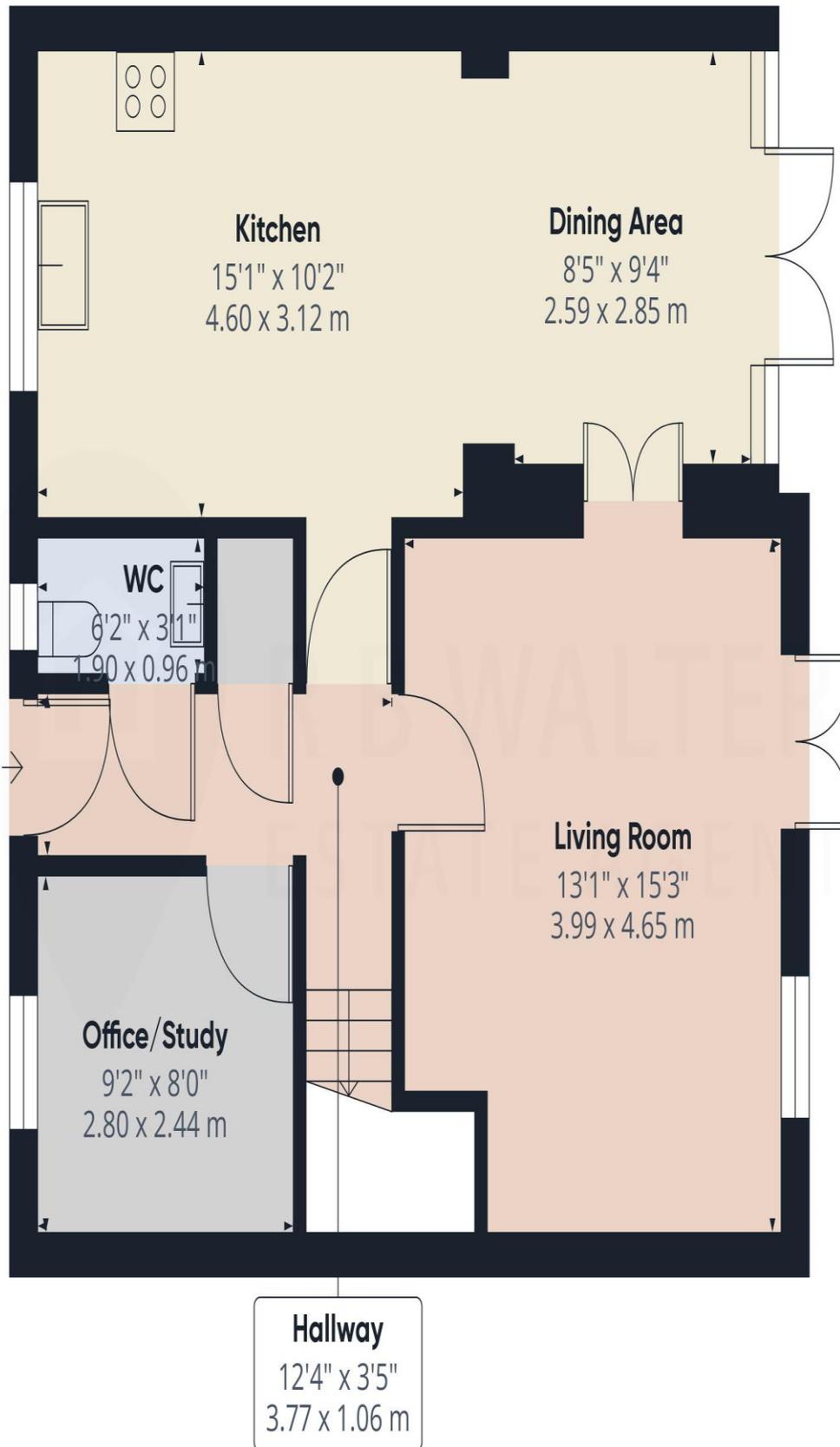
Detached Garage/Storage/Games and Cinema Room with WC and Bar Area

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Approximate total area⁽¹⁾

641.82 ft²

59.63 m²

(1) Excluding balconies and terraces

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

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