

Presenting: 7 Sycamore Walk, Brockworth, GL3 4GE



A modern executive home in a generous plot

ADAM HALLIWELL

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About this property...

This large executive detached home was built in 2012 on an unusually large corner plot. The front and side are bounded by a hedge, which in turn create further usable areas. The side has been gravelled and provides for a south easterly facing aspect, perfect for morning and afternoon enjoyment. The rear garden is south westerly facing and is bounded by walls and fencing. There is a generous patio, mainly lawn and a gate to the rear parking area with double garage.

The house itself enjoys generous accommodation and ticks the list of essentials for a large home in this category. The main hallway is spacious and has a useful cloaks cupboard, perfect to hideaway those coats and shoes. There is a cloakroom/WC (with a window) off the hallway and access to all the principle rooms. To the front is a 9' x 9' study, not a small room an ideal space to work from home for two people if required. Due to the layout of this practical home both the lounge and the kitchen/breakfast room open out onto the patio, making it a great house for summer enjoyment and entertaining. The lounge is well proportioned at 16' x 12'. Not long and narrow like some and with light from both sides, including a bay window. The kitchen/breakfast room has fitted appliances and an island with breakfast bar and stools to grab that morning snack and look out over the garden. There is a utility room off here with room for both washer and dryer and with a sink. To finish off the ground floor is the dining room, a formal eating room with bay window to the front.

Upstairs a spacious landing accesses the four double bedrooms. The master is a massive 15' x 12' with a bank of built in wardrobes not included in that measurement, and a walk in en-suite shower room. The three further bedrooms are all doubles so those with families and guests don't have to worry about who gets the short straw as there is no "box room" here. The main bathroom also has the bonus of a separate walk in shower cubicle in addition to the bath.

I can't let this property write up finish without featuring the double garage and outside space. This property owns a substantial area in the parking bay to the rear and though four of the spaces are visitors spaces, it still provides much needed parking. The double garage is over sized, even for a double at 19'7 x 17'5. There are two replaced, metal doors, both double left and right opening. This is much more practical for pedestrian access in and out, rather than lifting up an up and over door, which allows maximum usage of the height. The garage has painted walls, and a super upgraded chemical floor covering, specifically for protection and car maintenance. The electrics in here have been provided with a plethora of sockets, lighting and a separate consumer unit. This in addition to a further RCD for the electric car charging point provided on the outside of the garage. This is all included in the sale.

Overall a well balanced, spacious property, set in a generous plot on the edge of this modern Brockworth development. Contact the sellers sole agent, Adam Halliwell, for more information and a viewing. Also please click the virtual tour link for added information about the area and the plot.



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Property Features...

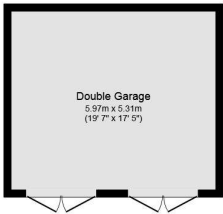
- Corner plot location
- 35' x 45' rear garden
- Four double bedrooms
- Cloakroom and utility
- Kitchen/breakfast room
- Four piece main bathroom
- Three reception rooms



Ground Floor
Floor area 71.4 sq.m. (769 sq.ft.) approx



First Floor
Floor area 71.0 sq.m. (764 sq.ft.) approx



Garage
Floor area 31.1 sq.m. (335 sq.ft.) approx

Total floor area 173.5 sq.m. (1,868 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

About this location...

Brockworth has excellent transport links via nearby road junctions in addition to having a good local bus service. The area has a selection of shops and there is a good selection of local schools. There is a Tescos, doctors and many more local services.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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