

2 Green Gardens, Brockworth GL3 4NJ

£240,000

naylor powell

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• Non-standard construction • Situated in the popular suburb of Brockworth • Three bedroom semi-detached family home • Generously sized plot and ample off road parking • Wood burning stove • Private and enclosed rear garden • Potential building plot (subject to planning permission) • Utility room • EPC D64 • Tax Band A - Tewkesbury Borough Council - £1574.13 per annum (2026/27)

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Accommodation

A welcoming entrance leads into this well presented home, where the ground floor accommodation comprises a spacious living/dining room, kitchen, utility room and garden room.
The generous living/dining room is a fantastic space for both relaxing and entertaining, featuring a bay style window to the front aspect that floods the room with natural light, alongside an attractive wood burning stove with mantel and hearth, creating a cosy focal point. Gas point.
The kitchen is fitted with a range of floor units, providing ample storage, and offers space for a freestanding oven and fridge freezer. Adjoining the kitchen, the utility room provides further storage and benefits from plumbing and space for both a washing machine and tumble dryer.
Spanning the full width of the property, the garden room offers versatile additional living space and enjoys pleasant views over the rear garden, with sliding doors providing direct access outside.

Taking the stairs to the first floor, the property offers three well-proportioned bedrooms. Both the principal and second bedrooms benefit from built-in wardrobes, providing excellent storage space.
The family shower room is fitted with a wash hand basin and shower enclosure, with existing plumbing in place should a bath be installed if desired. Completing the accommodation is a separate WC, adding further convenience for family living.

Outside

A generous gravelled frontage provides ample off-road parking for several vehicles. Mature planting, including established roses and climbing greenery, softens the approach and creates an attractive first impression. Gated side access leads through to the rear garden. The side garden is a particular feature of the property and could lend itself to a building plot with the relevant permissions.
The rear garden enjoys a good degree of privacy and has clearly been designed with keen gardeners in mind. Immediately to the rear of the property is a lawn with well-stocked flower borders and a patio area, ideal for sitting out and enjoying the garden. Beyond this is a pond and a substantial workshop. To the side of the home is a productive vegetable growing area with raised beds, a greenhouse which is all set beneath mature trees which provide a pleasant backdrop.

Workshop (4.92 x 2.96)

To the rear of the garden, there is a useful workshop that has been thoughtfully divided into two sections, creating an ideal space for those working from home, pursuing hobbies, or requiring additional storage. The second section provides a practical log store, perfect for servicing the property's wood-burning stove. The workshop further benefits from power and lighting, enhancing its versatility and year-round usability.

Location

Situated within the Gloucester suburb of Brockworth approximately 6 miles from the City Centre, with various levels of schooling, local amenities and travel links. Brockworth is conveniently located between Gloucester and Cheltenham and enjoys a range of local amenities within Brockworth business park including; Tescos supermarket, pub, and a variety of other eateries such as Costa, Subway, Greggs, and Dominoes. Junction 11A of the M5 motorway is within easy access as well as Gloucester train station which is situated within 4.9 miles away.

Material Information

Tenure: Freehold.
Council Tax band: Tax band A
Local authority and rates: Tewkesbury Borough Council - £1574.13 per annum (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Central heating.
Broadband speed: Standard 3 Mbps, Ultrafast 1000 Mbps.
Mobile phone coverage: Vodafone (Limited), O2 (Limited), EE (Limited) and Three (Limited).

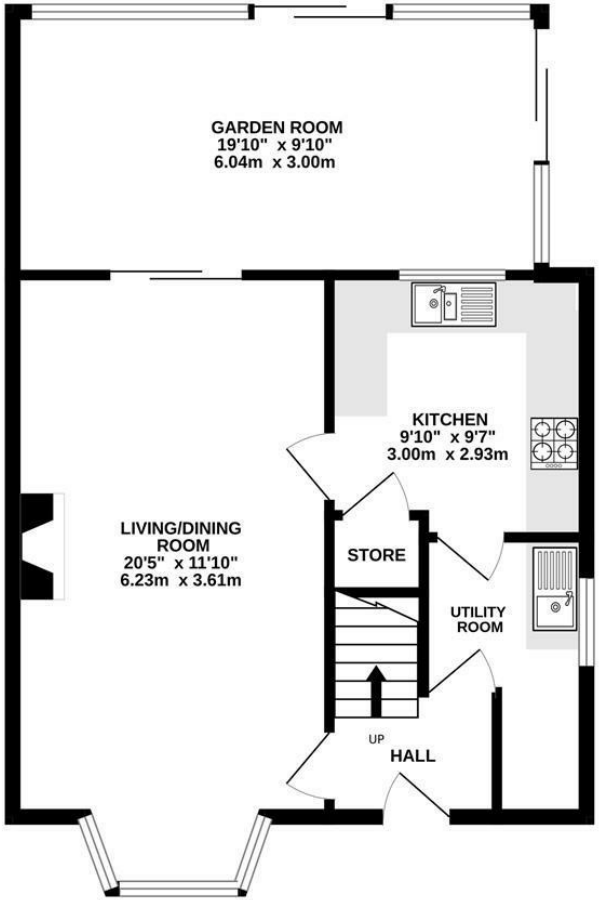
Agent Note

Please note this property is of Hawksley construction and so will have limited mortgage lenders. Please speak to one of the team for further information.

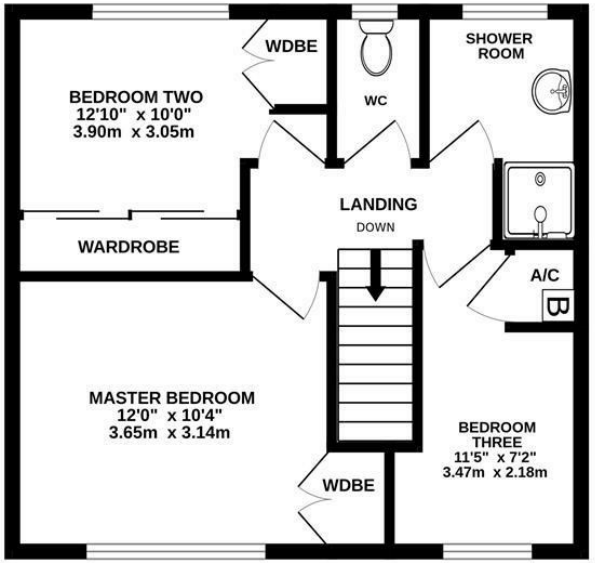




GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



FIRST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



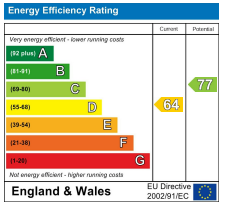
TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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