



21 Yew Tree Road, Brockworth GL3 4FP
£499,950



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- Four bedroom detached family home
- Ample off road parking
- Detached garage
- Well presented throughout
- Private and enclosed rear garden
- En-suite to master bedroom
- Great transport links between Gloucester and Cheltenham
- Walking distance to local amenities
- EPC C79
- Tax Band E - Tewkesbury Borough Council - £2885.90 per annum (2026/27)

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Accommodation

Stepping into the property, you are welcomed by a spacious entrance hall which provides access to the living room, study, kitchen/dining room and downstairs cloakroom with WC and wash hand basin. The living room is a fantastic space, enhanced by a bay style window to the front aspect which allows an abundance of natural light. Also located at the front of the property is the study, a versatile room that could easily serve as a playroom, snug or such like. Positioned at the rear of the home, the impressive kitchen/dining room is undoubtedly the heart of the property and offers a wonderful sociable space for both everyday family living and entertaining. French doors open directly onto the patio area, creating a seamless connection between indoor and outdoor living. The kitchen is fitted with a range of floor and wall mounted units providing

ample storage and is complemented by integrated appliances including a double electric oven and five ring gas hob with extractor hood over. There is additional space for a fridge freezer along with plumbing for a dishwasher. Completing the ground floor accommodation is a practical utility room, accessed from the dining area, which offers further storage, an additional sink and plumbing for a washing machine.

Taking the stairs, the first floor benefits from a spacious landing providing access to four generous double bedrooms. The master bedroom is positioned at the front of the property and benefits from built in wardrobes along with an en-suite shower room comprising a shower enclosure, WC and wash hand basin. The remaining bedrooms are served by the family bathroom, which is well appointed with



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both a panelled bath with mixer taps and a separate shower enclosure, together with a WC and wash hand basin.

Outside

To the front, the property benefits from a walled garden with a gated pathway leading to the front door. To the side of the home, a driveway provides ample off road parking. Accessed via a side gate, the rear garden is generously sized and offers a combination of lawn and patio areas, creating an ideal space for both relaxation and entertaining. The garden also benefits from a walled boundary, providing an added sense of privacy and security.

Garage

Versatile space, currently utilised as a home gym. Up and over door to the front allowing for vehicular access. Door to the side leading to the garden. Power and lighting.

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

Tesco's 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 E

Local authority and rates: Tewkesbury Borough Council - £2885.90 per annum (2026/27)

Electricity supply: Mains

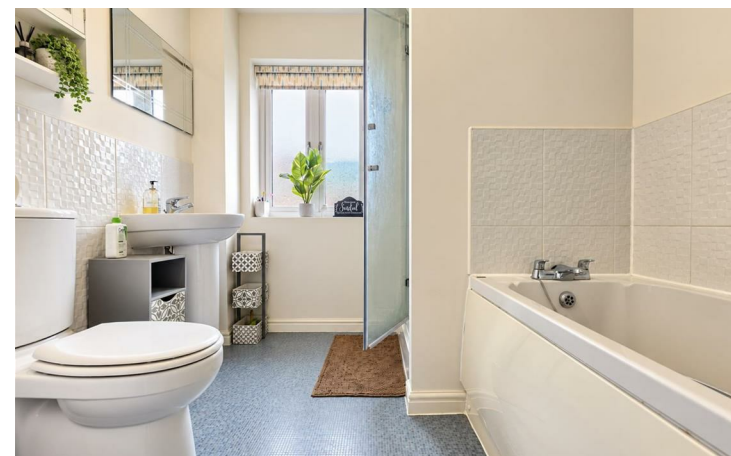
Water supply: Mains

Sewerage: Mains

Heating: Gas Central heating.

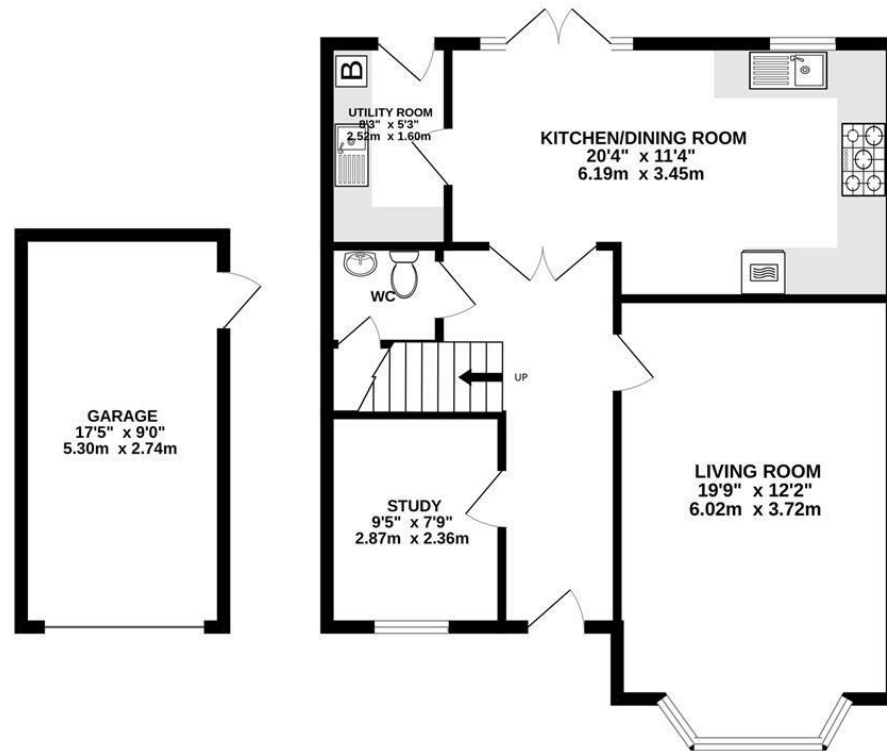
Broadband speed: Standard 3 Mbps, Ultrafast 1000 Mbps.

Mobile phone coverage: Vodafone (Limited), O2 (Limited), EE (Limited) and Three (Limited).

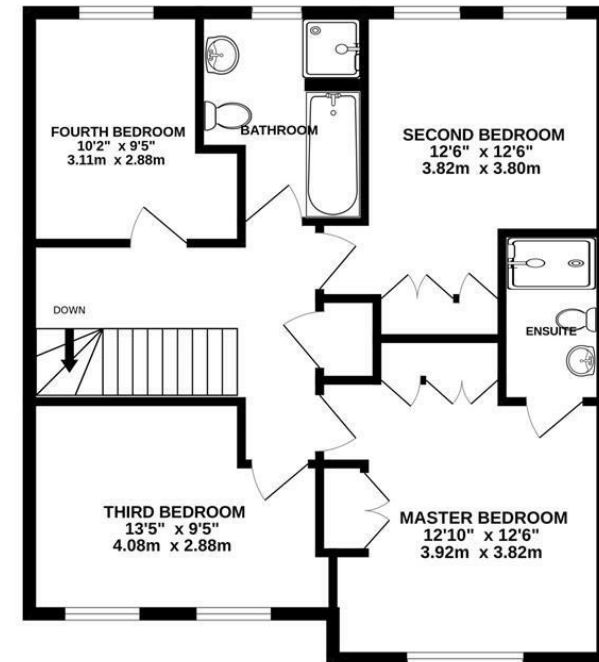




GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1557 sq.ft. (144.7 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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