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## **17 Hurcombe Way, Brockworth, GL3 4QP**

### **£360,000**

This beautifully presented three double bedroom home is a true gem for families, having been lovingly owned by the same family for the past 57 years!

The property boasts three spacious double bedrooms, providing ample space for family. The open plan lounge and dining area, which flows seamlessly into a delightful sunroom, perfect for enjoying the natural light and views of the garden.

The kitchen/diner is another highlight, offering a welcoming space for family meals and entertaining. Opening directly onto a south-facing garden.

### Location

Brockworth is well located between Cheltenham and Gloucester and enjoys a range of local amenities including; Shops, a Library, a Supermarket, Pubs, and Restaurants. There is a selection of Primary and Secondary Schools within the local area and regular bus services. Brockworth business park and shopping park are a short distance from the property and junction 11A of the M5 motorway is within easy access.

### Entrance Hall

### Cloak Room

Kitchen/Breakfast Room 22'0 x 10'3 (6.71m x 3.12m)

Lounge 19'3 x 11'4 (5.87m x 3.45m)

Dining Room 13'10 x 11'8 (4.22m x 3.56m)

Sunroom 12'4 x 8'10 (3.76m x 2.69m)

Bedroom 1 12'9 x 11'8 (3.89m x 3.56m)

Bedroom 2 12'2 x 11'9 (3.71m x 3.58m)

Bedroom 3 10'3 x 8'11 (3.12m x 2.72m)

### Walk in Shower

### Bathroom

### OUTSIDE

Driveway to the front providing ample off road parking, double wooden gates give access to the very useful under cover area leading to the garage/store.

The south facing rear garden has a large patio benefitting retractable sunshade and pergola ideal seating area and entertaining space. The garden is mainly laid to lawn, garden shed and gravelled border to the rear with various plants and shrubs, personnel door into the garage.

Garage 17'3 x 8'5 (5.26m x 2.57m)

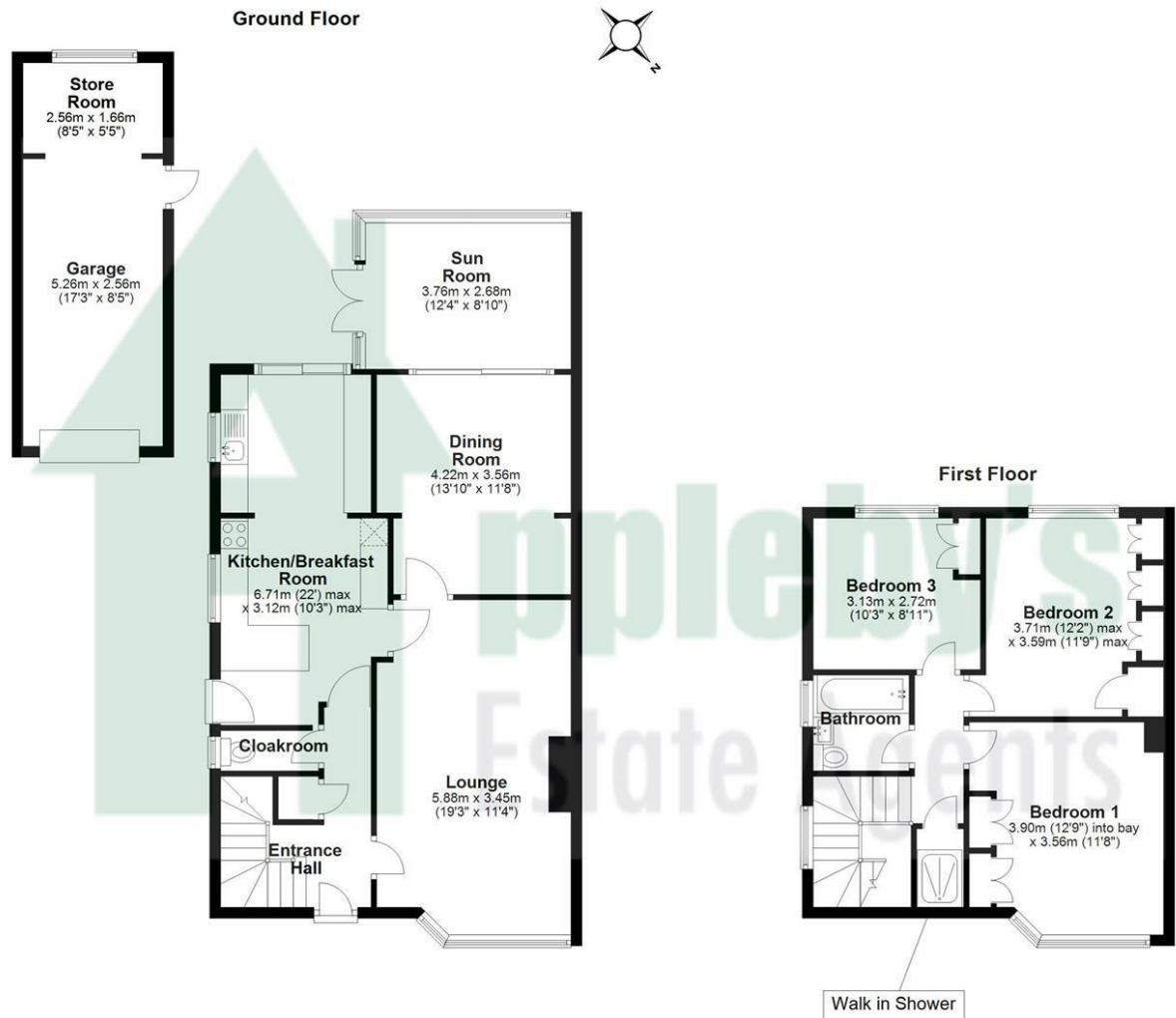
### Services

Mains drainage, gas central heating  
Tewkesbury Council tax band C

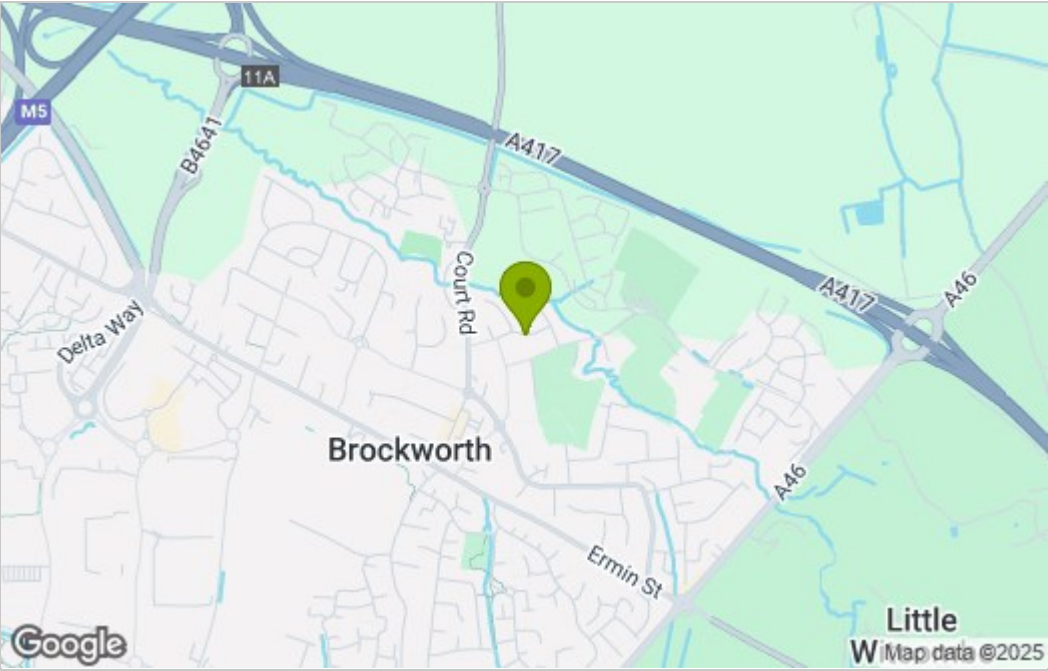
### Tenure

Freehold

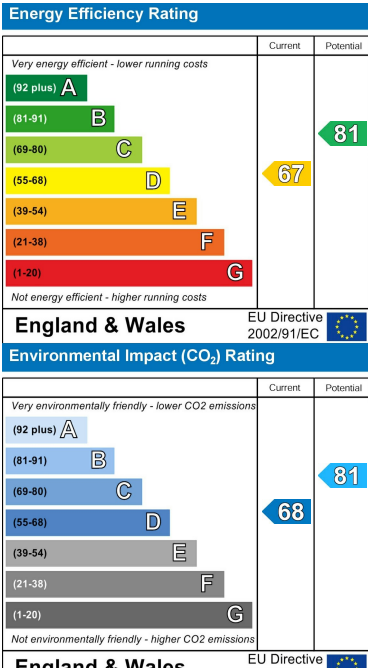
Floor Plan



Area Map



Energy Efficiency Graph



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