



11 Bobbin Close, Brockworth, Gloucester, GL3 4WA

£595,000

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Farr & Farr Sales Lettings 

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£595,000

A SUBSTANTIAL MODERN DETACHED FAMILY HOME BEING A BELLWAY HOME BUILT "WROUGHTON" SITUATED IN PROBABLY THE BEST POSITION ON THIS POPULAR SMALL DEVELOPMENT

Bobbin Close is a small cul-de-sac situated on the edge of this very popular development fronting Green Street in probably one of the most sought after positions in the area. Excellent schooling is close by, good shopping including Tesco's is within very easy reach, the Cotswold escarpment with it's beautiful countryside on the doorstep and access to Cheltenham and the M5 is only a very short drive.

Number 11, a Bellway built "Wroughton" has been extended to the rear to give the addition of a large dining room with bifold doors that overlooks the garden and a large roof lantern to give the feeling of space. All four bedrooms are good size doubles with both the master and bedroom two having ensuite shower rooms. To the ground floor, additionally there is a large sitting room, good size study and a comprehensively fitted kitchen/breakfast /family room. To the exterior the property front's an open green with a detached double garage and brick pavia parking and the rear gardens back West.

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ENTRANCE HALL 15' 7" x 7' 6" (4.75m x 2.28m)

Of a very good size. Radiator. Polished tiled floor. Understairs cupboard.

CLOAKROOM 4' 9" x 6' 5" (1.45m x 1.95m)

Of a very good size. Radiator. Tiled floor. Half tiled walls. Low-level WC. Pedestal wash hand basin. Recess with mirror and lighting.

SITTING ROOM 23' 0" x 10' 10" (7.01m x 3.30m)

Double and single radiator. TV point. Two sets of spotlights. Large window to the front and wide arch to:-

DINING ROOM 16' 2" x 10' 3" (4.92m x 3.12m)

High-quality flooring with underfloor heating. Large roof lantern with inset ceiling spotlights surrounds. Contemporary radiator. Triple bifold doors to garden and window to both side and rear. Arch to:-

KITCHEN/BREAKFAST/FAMILY ROOM 24' 6" x 10' 10" (7.46m x 3.30m)

Kitchen area, very comprehensively fitted with mid hardwood fronted units and granite worktops with inset one and a half bowl stainless steel sink with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. Polished tiled floor. Built-in AEG glass and stainless steel fronted double oven and four ring induction hob with AEG stainless steel cooker hood. Built-in fridge and freezer. Larder cupboard. Built-in dishwasher. Inset ceiling spotlights and under unit lighting. Polished tiled floors. Window to the side.

STUDY 9' 8" x 10' 7" (2.94m x 3.22m)

Double radiator.

FIRST FLOOR

LANDING 15' 7" x 6' 9" (4.75m x 2.06m)

Radiator. Spotlights. Access to loft. Airing cupboard with factory lagged cylinder and immersion heater.

BEDROOM 1 12' 6" x 10' 10" (3.81m x 3.30m)

Radiator. Air-conditioning unit with remote control.

ENSUITE

Double fully tiled shower cubicle with stainless steel double headed controls and glazed sliding door. Pedestal wash hand basin. Low-level WC. Half tiled walls tiled floor heated towel rail/radiator.

BEDROOM 2 13' 0" x 11' 0" (3.96m x 3.35m)(plus door recess)

Complete range of wardrobe cupboards with mirrored sliding doors. Two wall light points. Radiator. Air-conditioning unit with remote controls.

ENSUITE

Good sized shower cubicle with double headed stainless steel controls, fully tiled splashback and glazed sliding screens. Pedestal wash hand basin. Low-level WC. Tiled floor. Half tiled walls. Inset ceiling spotlights. Extractor fan. Heated towel rail/radiator.

BEDROOM 3 10' 1" x 10' 7" (3.07m x 3.22m)

Radiator. Air-conditioning unit with remote controls.

BEDROOM 4 11' 0" x 10' 0" (3.35m x 3.05m)

Radiator. Air-conditioning unit with remote controls.

BATHROOM

Of a good size with double ended panel bath with central taps and separate stainless steel Mira shower with fully tiled splashback. Built-in mirror. Pedestal wash hand basin. Low-level WC. Towel rail/radiator. Tiled floor. Half tiled walls. Inset ceiling spotlights. Extractor fan.

EXTERIOR

Front gardens with good area of brick pavia driveway with parking for 2+ cars. Beech hedge borders and path to the front door with lawns to either side. Useful concealed bin storage area laid to gravel.

GARAGE

Two up and over doors. Power and light. Pitch roof. Eaves storage. Side access to rear gardens.

Rear gardens, Westerly backing and of a good size with paved terrace and split level lawns with sleeper divide. Stone path. Second area of terrace. Aluminium garden store with low-level planting area. Water butt. All enclosed by close boarded fencing with growing and mature mixed trees. Outside power, light and tap.

AGENTS NOTE

EPC: B-84

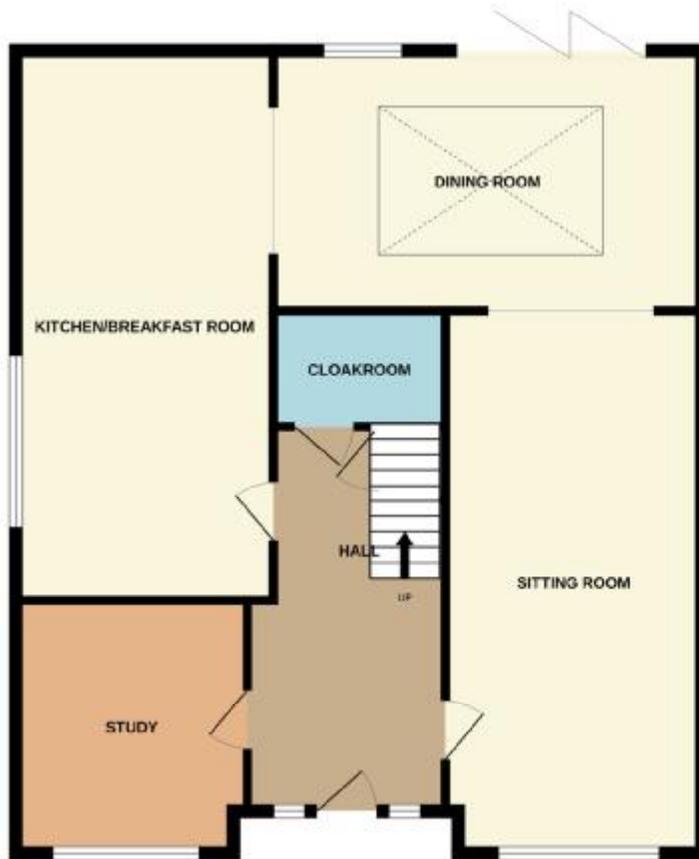
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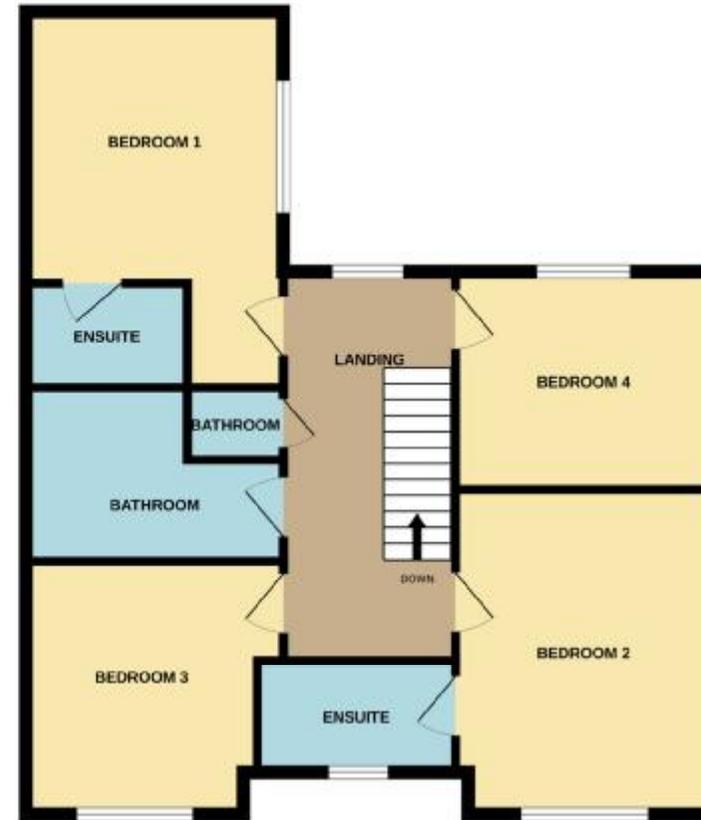


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 1744 sq.ft. (162.0 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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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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