



32 Bowthorpe Drive, Gloucester, GL3 4FS

Offers Over £350,000

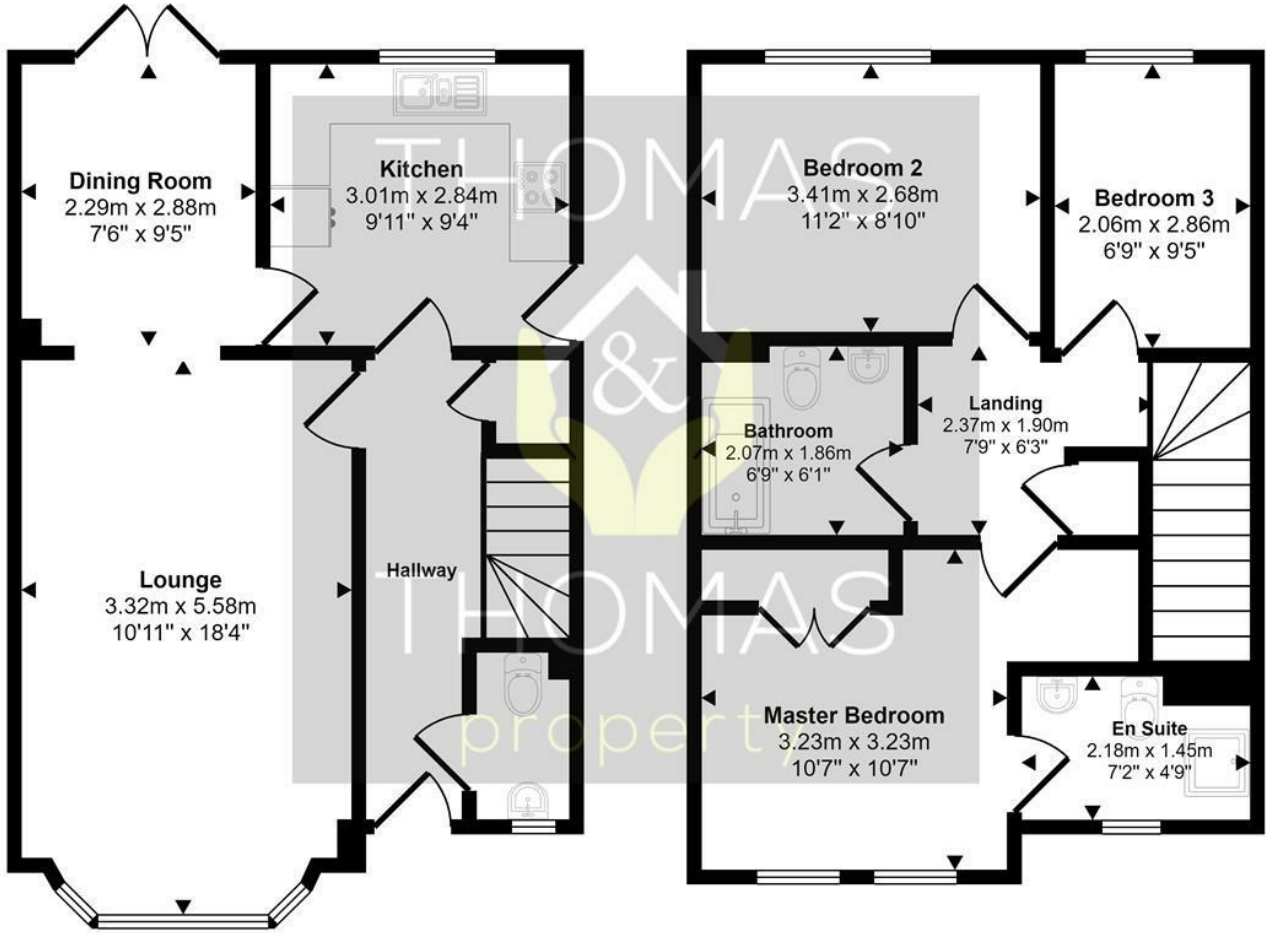
Situated at the end of Bowthorpe Drive in Brockwoth on the popular "Coopers Edge Development" is this superb family home which is offered for sale in excellent decorative order, and boasts fantastic views over open greenery, rarely found within a modern estate.

Internally the property offers spacious accommodation which comprises, an entrance hall, a generous lounge with bay window, a separate dining room, kitchen and W/C facilities completing the ground floor. On the first floor are three spacious bedrooms, where the master further benefits from en suite facilities and fitted wardrobes. A further family bathroom offers a three piece suite, fully tiled also with shower facilities.

The current owner purchased the property from new where they chose to upgrade some of their internal fixtures and furnishings, from tiling through to the solid oak flooring laid partly throughout the ground floor. Externally a lean-to has been added to rear of the property creating a great entertaining space and fitted on top of a new patio which the current owners also had laid. Additional to this, the garden is mostly laid to lawn with gated side access and integral access to the garage which is also equipped with both power and light. Parking is available for two vehicles in front of the garage.

- Beautifully Presented
- Three Spacious Bedrooms
- Two Reception Rooms
- Overlooking An Open Green
- Garage With Driveway
- En-Suite To Master

Approx Gross Internal Area
88 sq m / 952 sq ft



Ground Floor
Approx 44 sq m / 479 sq ft

First Floor
Approx 44 sq m / 474 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.