



11 Annatto Close, Gloucester, GL3 4XD

Offers Over £390,000

Stunning detached executive family home, built in 2021, offers a perfect blend of modern living and comfort. Commanding a semi-private corner plot, the property boasts delightful views up to the iconic cheese rollers hill, making it an attractive choice for those seeking both tranquillity and convenience.

Upon entering, you are greeted by a generous-sized entrance hall that sets a welcoming tone for the rest of the home. To your left, a spacious living room provides an ideal space for relaxation and family gatherings. The heart of the home is undoubtedly the expansive modern fitted kitchen diner, which spans the rear of the property and overlooks the enclosed garden. This area is complemented by a practical utility room, enhancing day-to-day living.

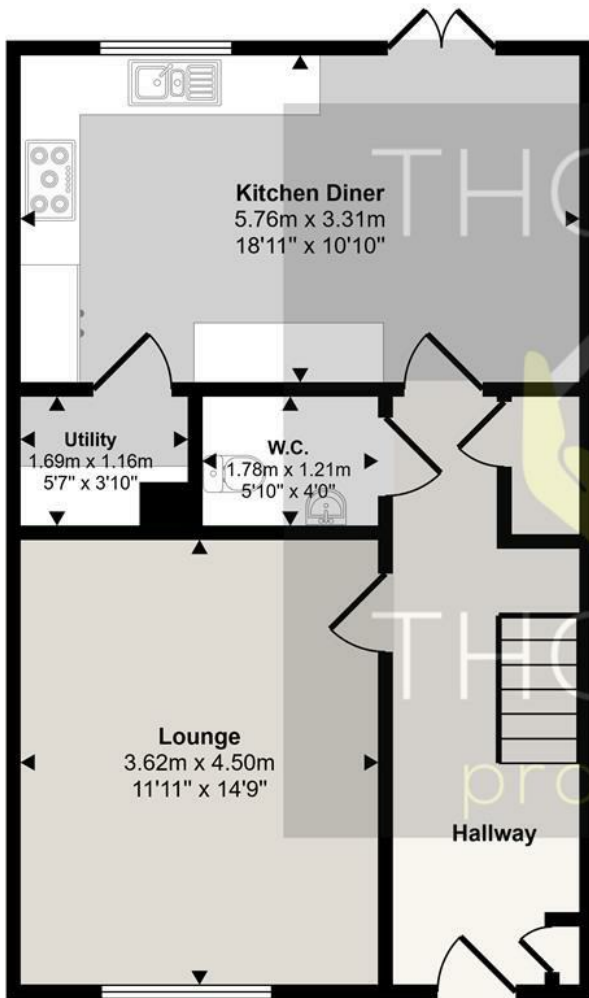
The first floor features a large landing that leads to four well-proportioned family-sized bedrooms. The modern family bathroom caters to the needs of the household, while the master bedroom benefits from a stylish ensuite, ensuring privacy and convenience.

Outside, the low-maintenance garden offers a serene retreat, perfect for enjoying the outdoors throughout the year. Additionally, the property includes a garage located at the rear, complete with a driveway that accommodates up to three vehicles, providing ample parking for family and guests.

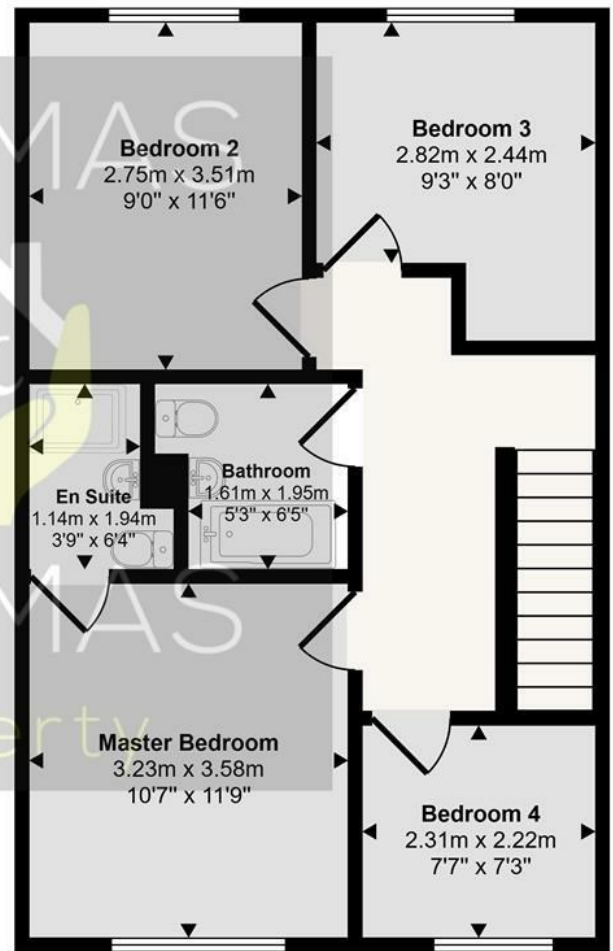
This exceptional home is ideal for families seeking a modern lifestyle in a peaceful yet accessible location. With its thoughtful design and contemporary features, it is a must-see for anyone looking to settle in the charming area of Brockworth.

- Stunning detached executive family home
- Views up to the iconic cheese rollers hill
- Open plan fitted kitchen diner
- Four family sized bedrooms
- En-suite, family bathroom & cloakroom
- Garage and driveway

Approx Gross Internal Area
107 sq m / 1148 sq ft



Ground Floor
Approx 53 sq m / 574 sq ft

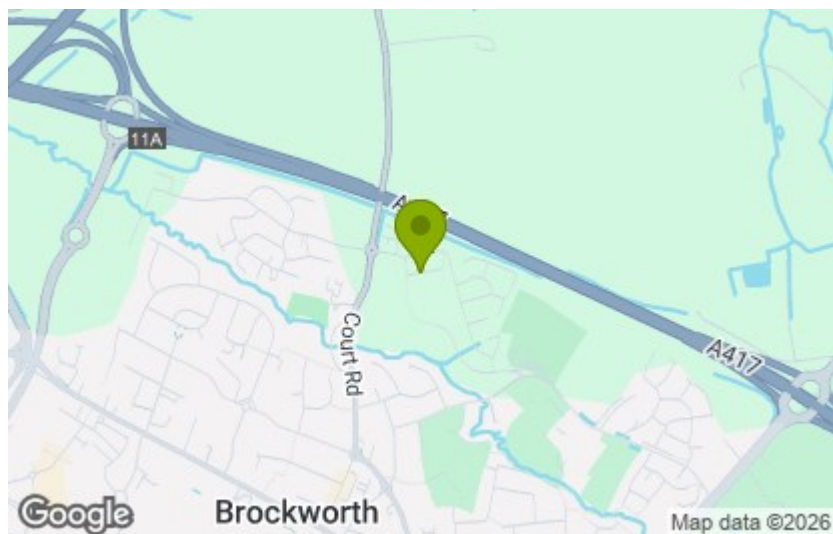


First Floor
Approx 53 sq m / 574 sq ft

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		95
(81-91) B		
(69-80) C		
(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	



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