



9 BRICKNELL AVENUE  
Bredon | Tewkesbury | GL20 7QH

HUGHES **HS** SEALEY



# Welcome to... 9 BRICKNELL AVENUE

Welcome to Number 9, Bricknell Avenue, a wonderful four-bedroom detached family home, beautifully presented and ready to move into and enjoy. Located on this prominent development, the property enjoys a wealth of accommodation across the two floors and, furthermore, benefits from double driveway parking plus an attached single garage and an enclosed rear garden.

Bredon is a highly desirable village to live in, providing a home for people of all ages. The appeal of the village is its wealth of local amenities within walking distance, including a village infant/primary school (OFSTED 'outstanding' rating), a preschool, a shop, a post office, a doctor's surgery, a village hall, a church and two public houses. For those interested in activity and other pursuits, there are a number of local clubs and societies as well as sports clubs offering bowls, football, rugby, cricket, tennis, playing fields, sailing, the river and the local marina.

The village is named after Bredon Hill, which boasts spectacular views and pathways for walking, running, cycling

and horseback riding.

Returning to the property, the home enjoys a central entrance hall that gives access to all ground-floor rooms, including the cloakroom, living room, located at the front of the property and featuring a gas fireplace and finally the kitchen/breakfast room, which opens into the conservatory.

The kitchen boasts a wealth of units that sit alongside a host of integrated appliances. Furthermore, there is a breakfast bar as well as direct access to the rear garden. The conservatory is a wonderful space and ensures that this part of the home really is the hub.

Upstairs are four good-sized bedrooms, two located at the front of the home and two at the rear. Of the bedrooms, two benefit from fitted wardrobes. Completing the upstairs and the property's internal accommodation is a modern, three-piece shower room.















# Explore outside...

## 9 BRICKNELL AVENUE

Externally to the front is a double-width driveway, which in turn gives access to the attached single garage, which affords light, power and pedestrian access to the garden. The rear garden is a nice size and is fully enclosed, and within it features a paved terrace with the remainder laid to lawn.

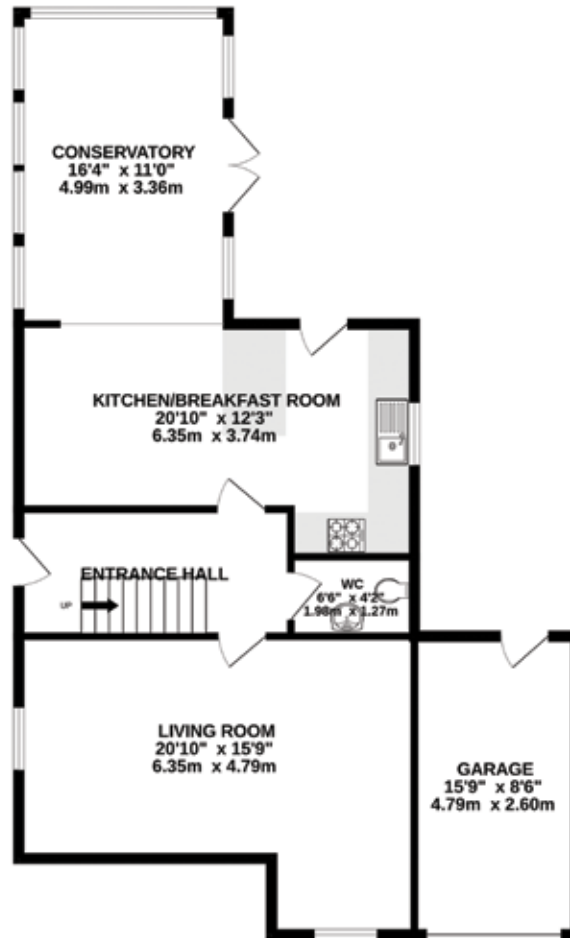
- A wonderful four-bedroom detached family home, located on a prominent development
- Beautifully presented and ready to move into and enjoy
- Double driveway providing off road parking plus attached single garage
- Enclosed rear garden offering paved terrace, remainder laid to lawn
- Internally enjoying central entrance hall, cloakroom and living room to the front
- To the rear is a modern, kitchen/breakfast room which in turn opens into the conservatory
- Upstairs are four bedrooms, two located to the front of the property and two to the rear
- Two of the bedrooms benefit from fitted wardrobes
- Upstairs completed by the modern, three-piece family shower room
- A property that comes with a high recommendation to view

### DIRECTIONS

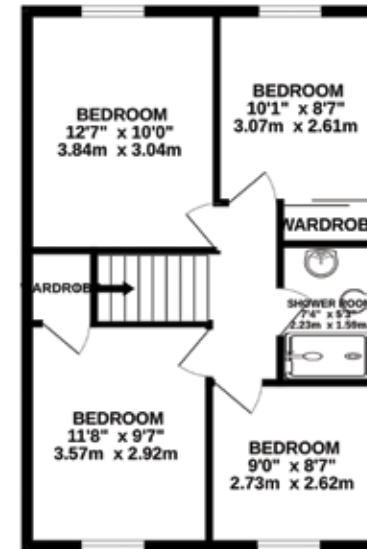
To locate the property, please enter the following postcode into your sat nav system: GL20 7QH. Upon entering the road, the property can be located on your left.



GROUND FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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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Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



HUGHES **HS** SEALEY

HUGHES SEALEY

Email: [cheltenham@hughessealey.co.uk](mailto:cheltenham@hughessealey.co.uk)

Tel: +44 (0)1242 220080

HUGHES  SEALEY