



65 Cromwell Close, Newtown, Berkeley GL13 9GA
£450,000

HUNTERS[®]
EXCLUSIVE



65 Cromwell Close, Newtown, Berkeley GL13 9GA

Found in the popular location of Cromwell Close, Newtown, Berkeley, this beautifully extended four-bedroom detached family home offers fantastic accommodation arranged over two floors. The property has been meticulously maintained by the current owners, showcasing a blend of modern elegance and practical living, making it an ideal choice for growing families and those who enjoy entertaining.

Upon entering, you are greeted by a welcoming entrance hall with stylish flooring with stairs leading to the first floor with handy downstairs cloakroom. The main reception room features French doors leading to the beautifully landscaped rear garden. A dedicated study provides a quiet space for work or relaxation. The heart of the home is undoubtedly the open plan kitchen, dining, and family room, which offers a fantastic area to entertain. This impressive space is equipped with a range of high-quality wall and base units, complemented by a stunning quartz worktop and a central island featuring a solid walnut breakfast bar area. The kitchen is fitted with integrated appliances, including a fridge/freezer, dishwasher, washing machine, wine cooler, double oven, and a large induction hob, ensuring that culinary enthusiasts will feel at home. The dining area has double doors that lead back into the hallway.

The family room, with partial vaulted ceiling, is enhanced by bi-folding doors that seamlessly connect the indoor and outdoor spaces, a feature wood burner for cosy evenings, and two large Velux windows that are remote-controlled and rain-sensitive, underfloor heating, smart lighting, and contemporary flooring add to the luxurious feel of this area.

On the first floor, a generous landing area leads to a main bedroom suite which enjoys the added benefit of an en-suite shower room with fitted wardrobes. There are a further three double bedrooms, one with fitted wardrobes, and a well-appointed family bathroom with a shower bath.

Outside the property has extremely well maintained gardens. The front garden being mostly laid to lawn with circular patio and enclosed by low hedging and gated access leading to the rear garden. The rear garden is a true highlight offering various seating areas with raised composite decking, feature pergola, two garden sheds, outside water supply, an abundance of established plants and trees with secure gate leading to the rear where you will find driveway parking for several cars and double garage.





Newtown is situated on the outskirts of the historic castle town of Berkeley, surrounded by scenic Severn Vale countryside with a local shop and a primary school, both within walking distance of the property. The location is ideal for those looking for a more relaxed rural lifestyle yet within an excellent commuting distance of the larger centres of Bristol, Cheltenham & Gloucester via the A38 and M5 motorway network. There is also a main line train station at Box Road, Cam, serving Bristol and London (Paddington) via Gloucester.

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

- Beautifully Presented Detached Family Home
- Spacious Entrance Hallway and Downstairs Cloakroom
- Lounge and Study
- Fantastic Open Plan Living/Dining/Kitchen with Bi-Fold Doors to Garden
- Main Bedroom Suite with En-Suite
- Three Further Bedrooms and Family Bathroom
- Well Maintained Gardens with Pergola and Seating Areas
- Double Garage with Driveway Parking





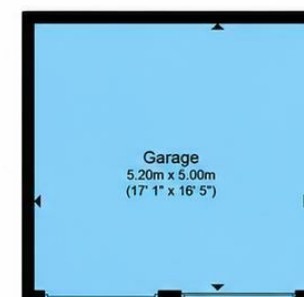
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor



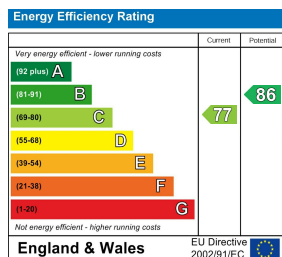
First Floor



Garage

Total floor area 195.0 sq.m. (2,099 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

HUNTERS®
EXCLUSIVE



HUNTERS®
EXCLUSIVE