

HUNTERS®

HERE TO GET *you* THERE



18 Dryleaze Court

Wotton-Under-Edge, GL12 7BL

Guide Price £375,000



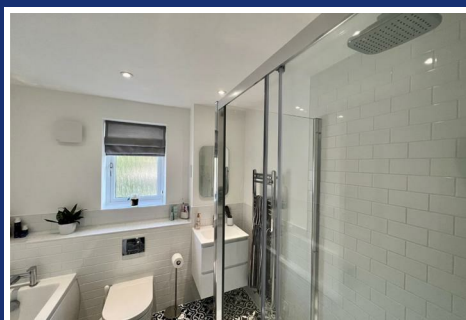
Council Tax: C



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Entrance

Via front door to entrance hall with stairs leading to first floor landing.

Downstairs WC

With concealed cistern WC, wash hand basin, panelled radiator and wood effect vinyl flooring.

Kitchen

Fitted with a range of white high gloss base units with composite worktops over and matching wall storage cupboards. Sink and drainer unit, integrated appliances including oven and hob with extractor hood, fridge/freezer, dishwasher and washer/dryer. UPVC framed double glazed window, spotlights, wood effect vinyl flooring and opening through into living/dining room.

Living/Dining Room

With wood effect vinyl flooring, two panelled radiators, spotlights and bi-fold doors leading to courtyard style rear gardens.

First Floor Landing

From the entrance hall stairs lead to first floor landing.

Bedroom One

With dual aspect UPVC framed double glazed windows and panelled radiator.

Bedroom Two

With dual aspect UPVC framed double glazed windows and panelled radiator.

Family Bathroom

Fitted with a white suite comprising panelled bath, concealed cistern WC, vanity wash hand basin with storage beneath and walk in shower cubicle. UPVC framed frosted window, spotlights, automatic air extractor fan, part tiled walls and tiled floor and chrome ladder radiator.

Second Floor Landing

From the first floor stairs lead to second floor landing.

Bedroom Three

With velux window, panelled radiator, access to loft storage space and door to ensuite shower room.

Ensuite Shower Room

With velux window, concealed cistern WC, vanity wash hand basin with storage beneath, walk in shower cubicle, part tiled walls and tiled floor, chrome ladder radiator.

Outside

There is a pathway leading to front door with flower border with shrubs and bushes.

To the rear is a sunny courtyard style garden with patio area ideal for outside entertaining, gravelled area, wooden store shed/bin store and fence boundaries.

The property benefits from a communal area with shrubs and bushes and seating and two parking spaces with electric charging port.

Agents Note

There is a service charge for the upkeep of the estate of approximately £260 per annum.

Anti-Money Laundering (AML) Compliance

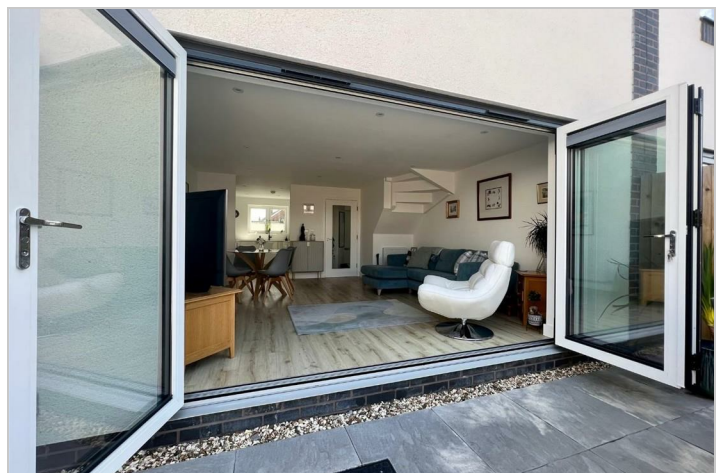
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory 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.

Hunters are pleased to present this contemporary and well maintained semi detached home located in the small market town of Wotton under Edge. Briefly comprising of open plan living spaces on the ground floor to include fitted kitchen, living room/dining room with bi-fold doors leading to rear garden and cloakroom. There are two bedrooms on the first floor with family bathroom and one bedroom with ensuite on the second floor.

With a small courtyard garden and two allocated parking spaces with electric charging point, Dryleaze Court is one of small development of houses built in 2021. The town centre of Wotton Under Edge is a short walk away and offers a mix of coffee shops, independent retailers, grocery stores, bakeries and even a cinema.

Wotton under Edge has two primary schools and Katharine Lady Berkeley's Secondary School. The M5 motorway junction is a ten minute drive approximately and offers links to Bristol, Gloucester and Cheltenham. There are mainline train stations in Cam and nearby Yate offering train services to Bristol and London (Paddington) via Gloucester.

- Being sold through Goto reservation fee option
- Buyers fee applies
- Contemporary Fitted Kitchen
- Bathroom, Ensuite and Downstairs WC
- Living Room/Dining Room With Bi-Fold Doors
- Enclosed Courtyard Style Rear Garden
- Two Parking Spaces and Electric Charging Point
- Outside Communal Seating Area
- Solar Panels
- Three Bedrooms



Road Map



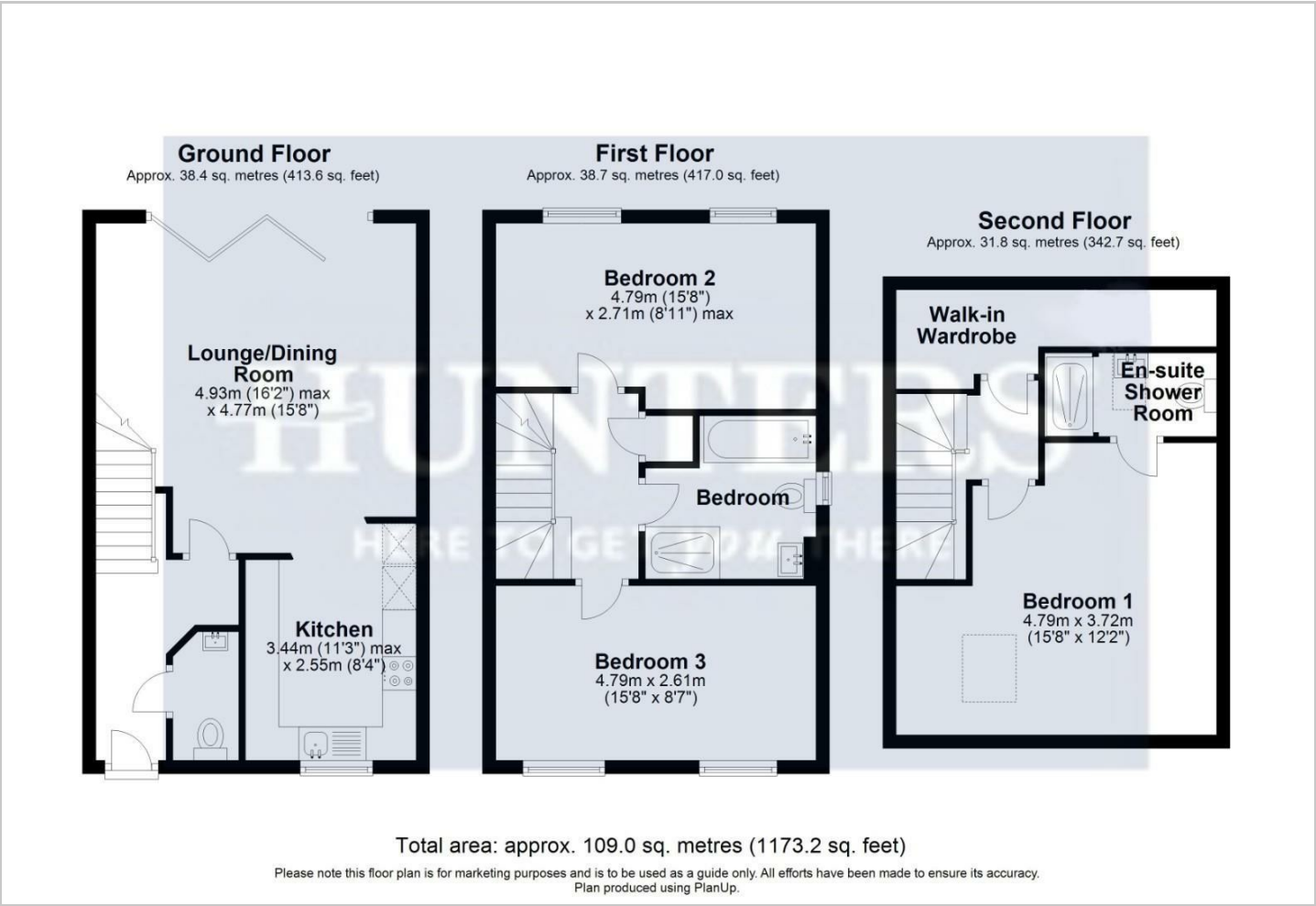
Hybrid Map



Terrain Map



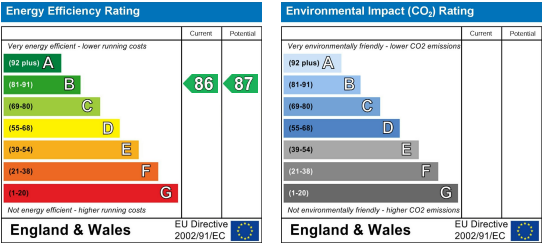
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.