5 Woodford Green, Berkeley GL13 9JQ

HUNTERS®
EXCLUSIVE

5 Woodford Green, Berkeley GL13 9JQ

Hunters are pleased to present this lovely detached family home, which was built as part of a small development of just six luxury houses by Crossman Homes. Tucked away in a small cul-de-sac position in the village of Woodford the accommodation offers an entrance porch leading to entrance hall, an open plan kitchen/dining room with bi-fold doors which open onto the rear garden, dual aspect living room again with bi-fold doors leading to rear garden, second reception, cloakroom and utility. On the first floor there are four bedrooms with the principal bedroom having a high vaulted ceiling, glazed doors with Juliette balcony and en-suite shower room. Bedroom two also has the benefit of an en-suite shower room and there is a family bathroom to complete the accommodation. The property benefits from ample storage, boarded loft space and LPG central heating with underfloor heating in the hallway and kitchen/dining room.

Outside there are private enclosed wrap-around level lawned gardens with patio seating areas and to the front there is off-street parking with a double car-port and an electric car charging point.

Woodford is located to the north-east of the nearby village of Stone and is approximately 1 1/2 miles from junction 14 of the M5 motorway making this an ideal position for those commuting to the centres of Bristol, Gloucester and Cheltenham. There is a mainline train station at Box Road, Cam (7 miles approximately) providing access to Bristol and London (Paddington) via Gloucester. The village of stone has a primary school and there are secondary schools nearby including Katharine Lady Berkeley School in Wotton Under Edge and The Castle School in Thornbury. There are lots of lovely walks and public footpaths nearby with Berkeley Deer Park being a short drive away. The nearby market town of Dursley provides a wide range of shopping facilities with Sainsburys supermarket and local shops, cafes and a leisure centre/swimming pool.

Asking Price £550,000

Entrance Porch
Front door leading to:

Entrance Hall
With stairs leading to first floor landing, wood flooring, radiator and doors to:

Reception
11'7" x 10'0"
With window to front, carpet, ceiling light and radiator.

Reception
19'2" x 11'4"
With window to front and bi-folding doors leading to rear garden, carpet, ceiling lights and radiator.

Cloakroom
With low level WC, wash hand basin and frosted window to side.

Kitchen/Dining Room
23'3" x 11'7"
Fitted with a range of white base units with drawers and cupboards under and quartz worktops over, matching up-stands, inset stainless steel sink unit with mixer tap and breakfast bar. Matching wall storage cupboards, fitted eye level double oven, ceramic hob unit with extractor over, integrated appliances include fridge and freezer and dishwasher. Wood flooring, radiator, ceiling lights and inset ceiling spotlights and dual aspect bi-fold doors to rear gardens.

Utility
5'3" x 6'2"
Fitted with base units and having space and plumbing for automatic washing machine.

First Floor Landing
From the entrance hall stairs lead to first floor landing having window to rear and Velux window and doors to:

Bedroom One
19'0" x 11'6"
With two Velux windows, window and glazed doors with Juliette balcony overlooking rear garden, ceiling lights, carpet, radiator and door to:

En-Suite Shower Room
Having corner shower cubicle with glazed shower doors, low level WC, vanity wash hand basin with storage beneath, chrome ladder radiator, tiled flooring, part tiled walls and frosted window.

Bedroom Two
10'0" x 12'3"
With window to front, ceiling light, carpet, radiator and door to:

En-Suite Shower Room
With shower cubicle with glazed shower door, vanity wash hand basin with storage beneath, low level WC, chrome ladder radiator, tiled walls and flooring.

Bedroom Three
10'4" x 11'6"
With window to front, ceiling light, carpet and radiator.

Bedroom Four
10'4" x 11'6"
With window to rear, built in storage, ceiling light and radiator.

Family Bathroom
Fitted with a white suite comprising panelled bath with shower mixer tap, low level WC, pedestal wash hand basin, frosted window, automatic air extractor fan, shaver socket, part tiled walls and tiled flooring.

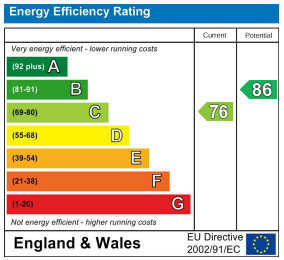
Outside
To the front is a double car-port, an electric car charging point, pathway leading to front door and an area laid to lawn. The private rear garden is mainly laid to lawn with fenced boundaries, patio seating areas and has the benefit of electric power sockets and outside water tap.

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.

5 Woodford Green, Woodford, Gloucestershire, GL13 9JN
Internal Area (Approx)
153.80 Sq.M / 1655.0 Sq.Ft
For identification only. Not to scale.

Ground Floor

First Floor



Viewing Arrangements

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

HUNTERS®
EXCLUSIVE

HUNTERS®
EXCLUSIVE