

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 45 Oakfield Way

Sharpness, Berkeley, GL13 9UT

Guide Price £250,000



Council Tax: B

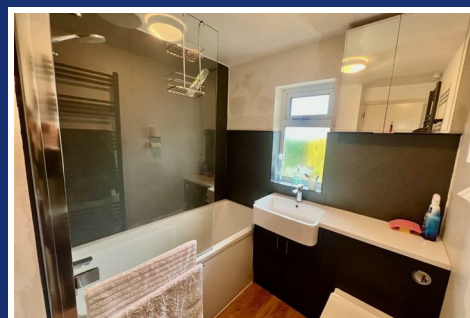




# 45 Oakfield Way

Sharpness, Berkeley, GL13 9UT

## Guide Price £250,000



### Entrance Hall

UPVC framed double glazed front door with canopy porch to entrance hall with built-in cloaks cupboard and useful understairs storage cupboard housing Worcester Greenstar 4000 gas fired combi-boiler fitted May 2023, radiator and coved ceiling.

### Lounge

14'6" x 11'8" (4.42 x 3.56)

Attractive brick fireplace with inset real flame gas fire (Henley Apollo 5Kw log burner fire fitted May 2023), radiator, UPVC framed double glazed window to front, coved ceiling and archway to dining room.

### Dining Room

13'0" x 10'6" (3.96 x 3.20)

Radiator, coved ceiling and UPVC framed double glazed sliding patio doors leading onto rear gardens.

### Kitchen

13'0" x 8'1" (3.96 x 2.46)

Fitted with a range of Oak fronted base units incorporating rolled edge worktop surfaces with drawers and cupboards under. Matching wall storage cupboards and glazed display cabinets, inset double oven and four ring gas hob unit with stainless steel cooker hood and splash back, inset single drainer one and a half bowled sink unit with mixer tap. Plumbing for washing machine, space for side by side fridge/freezer, UPVC framed double glazed window overlooking rear garden and UPVC framed double glazed door to utility room porch with worktop and UPVC framed double glazed door to rear garden.

### First Floor Landing

From the entrance hall there is a staircase to first floor landing with UPVC framed double glazed window to front, radiator, built-in airing cupboard and access to roof storage space.

### Bedroom One

14'3" x 9'2" (4.34 x 2.79)

Radiator and dual aspect UPVC framed double glazed windows.

### Bedroom Two

14'4" x 8'3" (4.37 x 2.51)

Radiator and dual aspect UPVC framed double glazed windows.

### Bathroom

Fitted suite comprising panelled bath with shower unit over and glazed screen, vanity unit with wash hand basin and WC, ladder towel radiator and UPVC framed double glazed frosted window.

### Outside

There are lawned front gardens with shrubs and fence boundaries having a gravelled driveway providing off road parking for several cars. The rear gardens are mainly laid to lawn with a good size patio, outside store shed, two further timber store sheds, roses, shrubs and fence boundaries.

**PRICE TO SELL \*** This well-presented and extended end terrace home offers ideal accommodation for a young family, benefitting from gas-fired central heating and a number of recent upgrades, including a newly installed boiler, a replaced flat roof at the rear, and a modern fitted bathroom with contemporary units.

The spacious through lounge/dining room is filled with natural light and opens via patio doors onto a generous rear garden - perfect for entertaining and everyday family living. The well-equipped kitchen is complimented by an adjoining utility space, providing additional practicality. Upstairs, the home offers two double bedrooms and a recently refitted bathroom finished to a high standard. A fully boarded loft with power and light offers excellent storage or potential for further use.

Outside, the property boasts a good-sized rear garden with lawned areas, a patio, and three useful storage sheds. To the front, there is a large driveway providing ample off-road parking.

Situated in the popular cul-de-sac of Oakfield Way on the outskirts of Berkeley, the location offers excellent access to the A38 and M5 motorway network, making it an ideal base for commuting across the South West. Local amenities include a primary school, convenience store/post office, and scenic walks along the River Severn and nearby Sharpness Canal.

- Well-Presented and Extended End Terrace Home
  - Gas-Fired Central Heating
  - Replaced Flat Roof at the Rear
- Well-Equipped Kitchen with Adjoining Utility Space
  - Recently Refitted Bathroom with Modern, Contemporary Unit
- Ideal for Young Families
  - Recently Installed Boiler
- Spacious Through Lounge/Dining Room with Patio Doors to Rear Garden
  - Two Double Bedrooms
- Fully Boarded Loft with Power and Light - Ideal for Storage or Potential Use





Road Map



Hybrid Map



Terrain Map



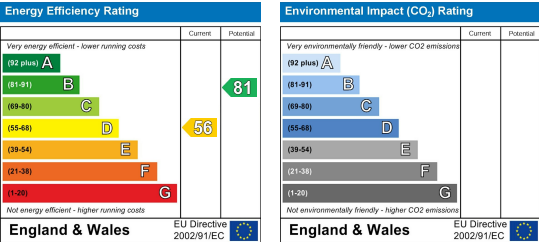
Floor Plan



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.