



21 Durham Road, Wotton-Under-Edge GL12 8TH

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EXCLUSIVE



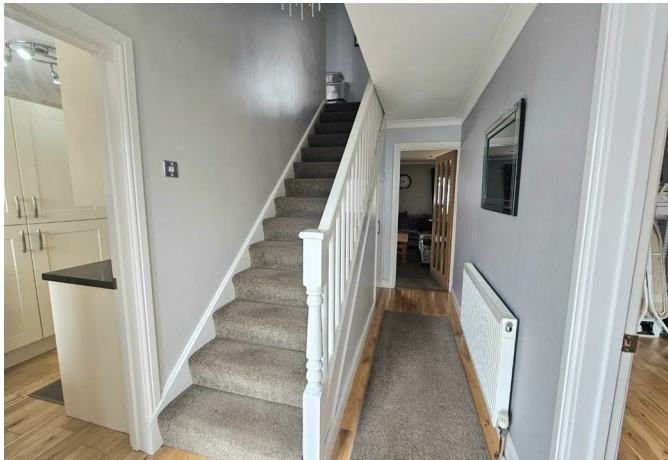
21 Durham Road, Wotton-Under-Edge GL12 8TH

We are delighted to offer for sale this extremely spacious, extended, semi detached family home found in a sought after location in the village of Charfield. On entering the property you are met by a hallway which gives access to the dining room/study overlooking the front of the property. The utility room, giving access to the garage and downstairs cloakroom, are also accessed via the entrance hallway. A door leads into the generous sized lounge with doors leading into the conservatory leading to the rear garden. A particular feature of the property is the extended kitchen/breakfast room with a range of wall and base units with granite work-surfaces and French doors to garden. A landing area on the first floor leads to the main bedroom with en-suite shower room, three further bedrooms and spacious bathroom with bath and shower cubicle. Outside, the front of the property offers plenty of driveway parking leading to the garage with power and light with door to utility room and kitchen/breakfast room. The established rear garden has a patio area, hot tub and work-shop. Offered for sale with no onward chain, viewing is advised on this property to fully appreciate the property on offer.

The village of Charfield is within easy reach of countryside walks, the M5 Junction being found approximately three miles away offering access to the cities of Bristol, Cheltenham and Gloucester. Mainline railway stations can be found at Bristol Parkway and Stroud, all a convenient drive. Discussions to re-open the Charfield Station are in progress with details available to view on-line.

Charfield has an excellent primary school, local shop and post office, garage and two public houses, one a short stroll away from the property. Katharine Lady Berkeley Secondary School can be found close by, nestled between Charfield, Kingswood and Wotton under Edge.

Asking Price £425,000





Entrance Hallway

Via glazed door with side panel, stairs to first floor landing, radiator, understairs cupboard, wood flooring, doors to:

Utility Room

Window to front aspect, range of wall and base units with work-surfaces, circular sink with mixer tap, tiled splash-back, wood flooring, LG washing machine, radiator, door to:

Cloakroom

WC, wash hand basin, tiled flooring, heated towel rail, range of cupboards with shelving.

Garage

Up-and-over door, shelving, door to kitchen, high level storage, work-bench, space for fridge/freezer, power and light.

Dining Room/Study

Window to front aspect, radiator, wood flooring.

Kitchen/Breakfast Room

French doors to garden, range of wall and base units with Granite

work-surfaces, tiled flooring, integrated dishwasher, integrated fridge, stainless steel sink and waste disposal unit, Kenwood range style cooker with extractor over window to side aspect and two Velux skylights.

Lounge

Window to rear aspect, French doors to conservatory, two radiators.

Conservatory

French doors to garden, windows over-looking the garden, wood flooring, radiator.

First Floor Landing

Access to part-boarded loft space with ladder, doors to:

Bedroom One

Window to rear aspect, radiator, range of fitted wardrobes, ceiling spotlights, door to:

En-Suite

Window to front aspect, tiled flooring, shower cubicle with Mira shower, vanity wash hand basin with mixer tap, WC, recessed shelf, fitted cupboard.



Bedroom Two

Window to rear aspect, radiator.

Bathroom

Window to rear aspect, radiator, shower cubicle, WC, bath with shower attachment, wash hand basin with unit below, cupboard housing gas boiler.

Bedroom Three

Window to rear aspect, radiator.

Bedroom Four

Window to front aspect, radiator, range of sliding door wardrobes with shelving and hanging space.

Outside

Front Garden

The front garden is laid to tarmac with parking for multiple vehicles.

Rear

Private rear garden with patio area, lawned area, borders with plants and shrubs, raised patio area, hot-tub with steps, work-shop/summer house, edged by fencing.

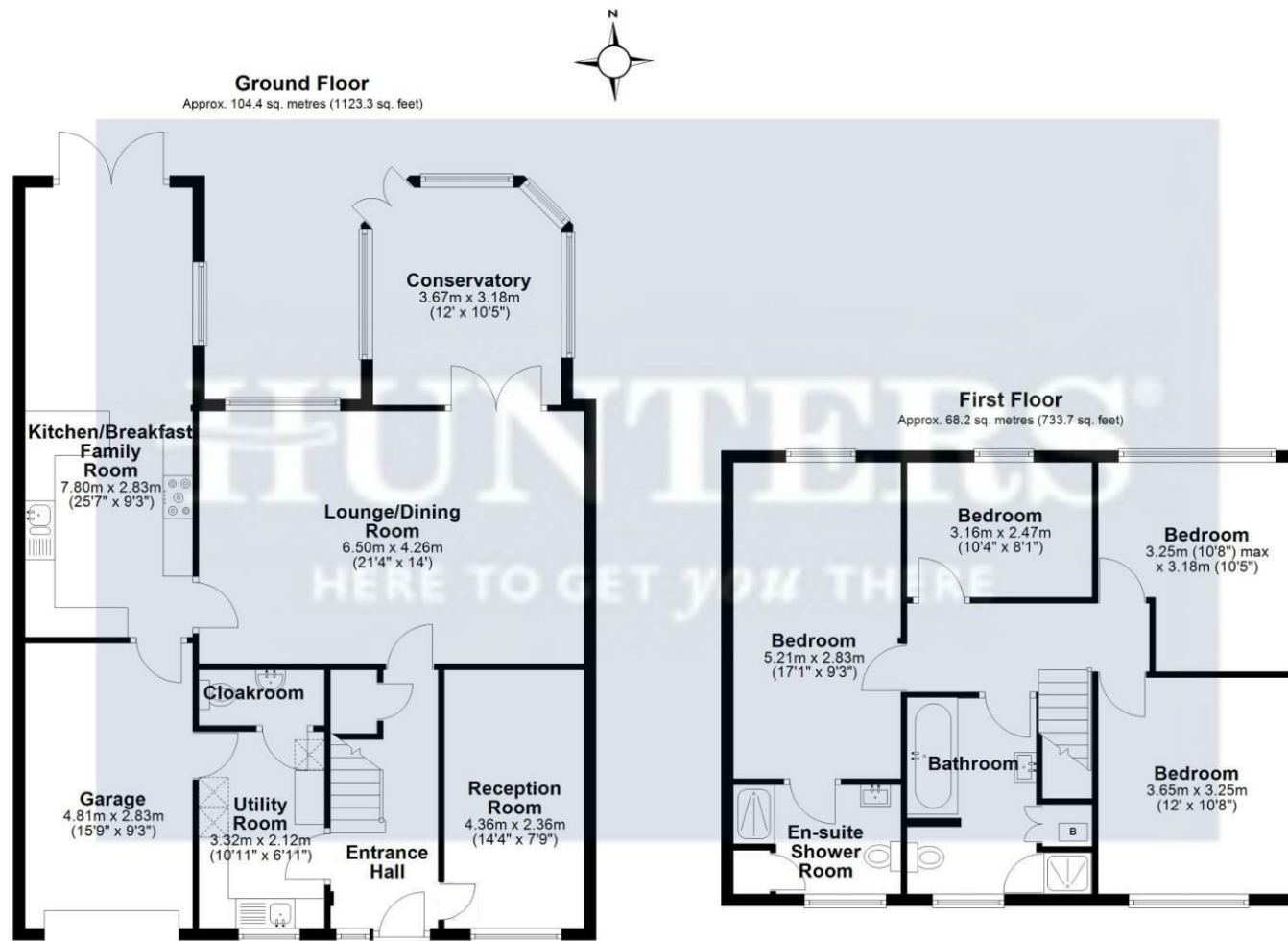
Summerhouse/Workshop

Range of units with power and light, French doors to front.

- NO ONWARD CHAIN...Substantial, Extended, Semi Detached Family Home
- Sought After Road in Charfield
- Entrance Hallway, Utility Room and Cloakroom
- Dining Room/Study
- Lounge and Conservatory
- Fabulous Kitchen/Breakfast Room
- Four Bedrooms, Main En-Suite
- Spacious Bathroom
- Front Garden with Ample Driveway Parking and Garage
- Rear Garden with Patio Areas and Work-Shop/Summer House



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.



Total area: approx. 172.5 sq. metres (1857.0 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
72	77
EU Directive 2002/91/EC	
England & Wales	

Viewing Arrangements

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

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