

HUNTERS®

HERE TO GET *you* THERE



83 Bearlands

Wotton-Under-Edge, GL12 7SB

£340,000



Council Tax: C



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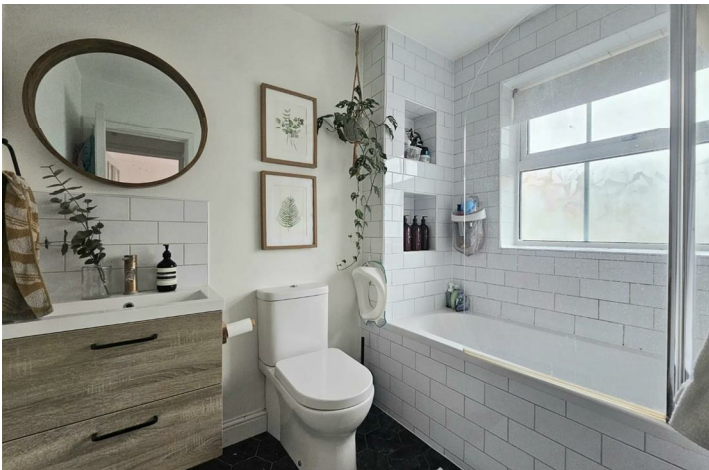
£340,000



Situated in a cul-de-sac location on the outskirts of the sought after market town of Wotton under Edge, this semi detached family home offers generous accommodation for the growing family. The property is entered via an entrance porch which leads into the open plan ground floor accommodation. The good size lounge has a range of fitted storage and shelving, feature, free-standing, wood-burning stove and stairs leading to the first floor. The lounge opens into the contemporary fitted kitchen which has a range of wall and base units with work-surfaces, space for washing machine, integral dish-washer, fridge/freezer (by negotiation) and oven with gas hob. The conservatory is found to the rear of the ground floor with French doors leading to garden. The first floor has a landing area with doors leading to the bedrooms and bathroom, there is also a cupboard housing the Baxi combi boiler. The modern bathroom has a bath with over-bath shower with rainfall shower, heated towel rail, wc and wash hand basin set in a unit. The main bedroom is of a good size and over-looks the front of the property with a range of fitted wardrobes. There are also two further bedrooms. Outside the property has an open plan front garden with driveway parking leading to the garage and gated side access leading to the rear. The rear garden is a good size with lower patio seating area with steps leading to a lawned area with a useful workshop/shed.

Wotton under Edge is a delightful market town which provides a good choice of shops, a cinema, swimming pool (Summer Time), public houses, wine bar and restaurants/coffee shops. There are also nearby golf courses, lovely walks with close access to The Cotswold Way. You will also find two primary schools in the town with the reputable Katharine Lady Berkeley Secondary School within easy access. The property benefits from good commuter links with Junction 14 of the M5 motorway providing fast routes to Bristol, Gloucester and London.

- Semi Detached Family Home in Popular Location
- Open Plan Living Accommodation
- Living Room/Dining Room/Fitted Kitchen
- Conservatory
- Three Bedrooms and Modern Family Bathroom
- Open Plan Front Garden with Garage and Driveway
- Rear Garden with Useful Work-Shop/Shed



Road Map



Hybrid Map



Terrain Map



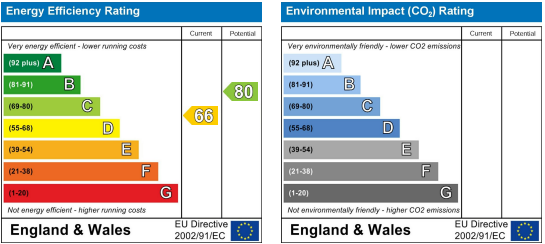
Floor Plan



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.