



73 Court Orchard, Wotton-Under-Edge, GL12 7JE
£375,000

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Beautifully presented throughout, this detached home is found in a popular road in the market town of Wotton under Edge, found in an elevated position with outstanding views across the town, within easy access of all the amenities the market town offers.

Since purchasing, the owners have greatly improved the property to include a fabulous kitchen with new boiler in 2019, newly installed bathroom and added a lovely conservatory off the kitchen/breakfast room.

Stepping inside the property you are met by a spacious hallway with stairs leading to the first floor. The lounge can be found to the front of the property with picture window overlooking the front to enjoy the panoramic views. The newly installed kitchen/breakfast room is to the rear of the property with an extensive range of wall and base units with Quartz work-tops and breakfast bar with integrated fridge/freezer, oven, induction hob, dishwasher and washing machine and further storage cupboard. French doors lead to the conservatory which in turn leads to the rear garden. From the kitchen, a staircase leads to the basement room, formerly the garage, which could be used for a number of uses including a fourth bedroom or music/playroom.

The first floor has a landing area which leads to the generous main bedroom with panoramic views, a further double bedroom and a single bedroom. The upgraded family bathroom has a modern white suite comprising a bath with shower attachment, wc, wash hand basin set within a vanity unit and heated towel radiator.

Outside the property is a approached via a block paved driveway with parking for several vehicles. Steps lead to the front terrace area with seating to enjoy the beautiful views. The rear garden is fully enclosed with decked area leading from the house, lawned area with further raised terrace and raised flower beds.





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.





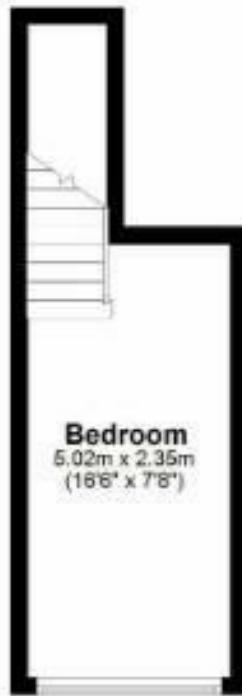
- Beautifully Presented Throughout
- Detached Family Home with Superb Views to the Front
- Spacious Entrance Hallway
- Lounge with Views
- Contemporary Kitchen/Breakfast Room and Conservatory
- Four Bedrooms and Modern Bathroom
- Driveway Parking for Several Cars
- Enclosed Rear Garden with Decked Area
- Popular Location in Wotton under Edge

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.

<divFirst Floor

Approx. 52.3 sq. metres (563.4 sq. feet)

Approx. 14.1 sq. metres (151.7 sq. feet)

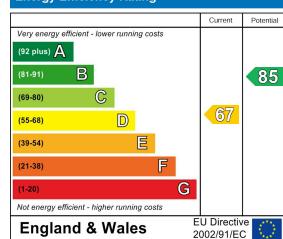


Second Floor

Approx. 45.2 sq. metres (488.7 sq. feet)



Energy Efficiency Rating



Viewing Arrangements

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

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