



## Wortley Road, Wotton-Under-Edge

- Four Bedroom Detached
- Dining Room
- Double Glazed Conservatory
- Gas Central Heating, Double Glazing
- Epc Band D
- 22' Living Room
- Kitchen and Utility Room
- Two Bathrooms
- Mature Garden
- Double Garage and Off Road Parking For Several vehicles

**Asking Price £582,000**

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# Wortley Road, Wotton-Under-Edge

## DESCRIPTION

This fine detached property is situated in a non estate position and enjoys far reaching countryside views. The accommodation comprises of an entrance hall, downstairs bathroom, 22' living room, dining room leading to a double glazed conservatory, fitted kitchen and utility room. Upstairs are four good sized bedrooms and a bathroom with separate double shower. The property benefits from double glazing and gas central heating and to the outside is a larger than average sized double garage with off road parking for several vehicles and a tiered rear garden. Wotton Under Edge is a market town that provides everyday shopping facilities, cinema, swimming pool, public houses, wine bar and restaurants, golf courses, lovely walks with close access to the Cotswold Way, primary schools and the nearby secondary school Katharine Lady Berkeley.

### ENTRANCE HALL

Entrance door, stairs to first, floor radiator.

### DOWNSTAIRS BATHROOM

Double glazed window to side, white suite of bath, vanity wash hand basin, W/C, part tiled, laminate flooring.

### LIVING ROOM

22'10" x 11'8"

Double glazed window to front, fire place with log burner, TV point, two radiators.

### DINING ROOM

11'5" x 10'11"

Radiator.

### KITCHEN

11'5" x 11'4"

Double glazed window to rear, range of hand crafted wall and base doors to units, single drainer one and a half bowl single drainer sink unit, tiled splashbacks, work surfaces, built in oven and separate hob, space for fridge and space for dishwasher, cupboard housing Glow worm combination gas boiler, radiator.

### UTILITY ROOM

9'10" x 4'4"

Double glazed window to front, stainless steel single drainer sink unit, space for washing machine and space for fridge, sealed double glazed door to rear garden.

### CONSERVATORY

9'10" x 9'0"

Double glazed construction with dwarf wall and roof, laminate flooring, double glazed doors to rear garden.

### BEDROOM ONE

13'0" x 11'9"

Double glazed window to front, elevated countryside views, radiator.

### BEDROOM TWO

12'8" x 7'8"

Double glazed window to rear, radiator.

### BEDROOM THREE

11'9" x 9'5"

Double glazed window to front, countryside elevated views, radiator.

### BEDROOM FOUR

11'4" x 9'10"

Double glazed window to rear, radiator.

### BATHROOM

Double glazed window to side, white suite of bath, wash hand basin, W/C and separate double shower cubicle with multi purpose shower, tiled walls, inset ceiling lights, laminate flooring.

### FRONT GARDEN

Raised lawn area, bushes and trees, tarmacked to provide off road parking for several vehicles via double gates.

### REAR GARDEN

Tiered mature garden of lawned areas bushes trees, patio, summerhouse and side gate.

### DOUBLE GARAGE

24'1" x 15'4" - 22'10" max

Larger than average double garage with twin up and over doors.

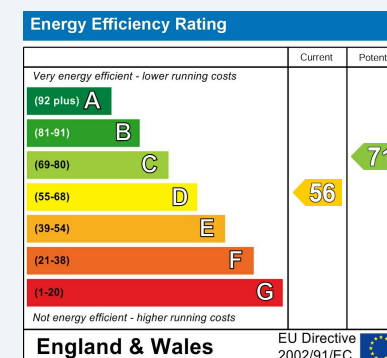






## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

### Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

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