



Belvedere, 9a Holywell Road, Coombe, Wotton Under Edge, Gloucestershire,
GL12 7NJ
£675,000





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Under Edge, Gloucestershire, GL12 7NJ
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Nestled in the sought after location of Holywell, Coombe, Belvedere is a detached bungalow with fabulous countryside views to the rear. Offering generous accommodation the bungalow briefly comprises, entrance hallway, kitchen/breakfast room, lounge and dining room with countryside views, cloakroom, bathroom, four bedrooms, master en-suite bathroom. Outside the property is approached via a private shingle driveway with ample parking leading to the double garage. The gardens are extremely well established with patio area and the most stunning views.

ENTRANCE HALLWAY Via glazed door with side panel, coved ceiling, radiator, doors to:

KITCHEN/BREAKFAST ROOM 16' 4 max narrowing to 13' x 14' 5 max narrowing to 10'5" (4.98m x 4.39m) Dual aspect windows, range of wall and base units with roll top work-surfaces, integral dish-washer, one and a half bowl sink unit with mixer tap, oven and gas hob, tiled splash-backs, extractor fan, radiator, coved ceiling, two cupboards, integral fridge/freezer, Worcester gas boiler, door to:

UTILITY ROOM 8' 1" x 5' 6" (2.46m x 1.68m) Glazed door and window to side aspect, range of wall and base units with roll top work-surfaces, space for tumble drier and washing machine, sink unit and mixer tap, tiled splash-backs.

LOUNGE 14' 7" x 17' 10" (4.44m x 5.44m) With panoramic countryside views, patio door to garden, window to side aspect, two radiators, fireplace with gas fire, coved ceiling, window to side aspect, double doors to:

DINING ROOM 12' 4" x 11' 2" (3.76m x 3.4m) Patio doors to garden, window to rear aspect with panoramic views, radiator, door to hallway.

CLOAKROOM Pedestal wash hand basin, wc, radiator, tiled splash backs.

INNER LOBBY Radiator, cupboard, coved ceiling, doors to:

BEDROOM THREE 11' 11" max x 9' 8" (3.63m x 2.95m) Window to front aspect, radiator, fitted wardrobes, coved ceiling.

BATHROOM 11' 5" x 6' 5" (3.48m x 1.96m) Window to front aspect, radiator, bidet, wc, pedestal wash hand basin, wc, shower cubicle, bath, part tiled walls, coved ceiling, shaver point with light.

BEDROOM TWO 12' 8" to wardrobes x 11' 10" (3.86m x 3.61m) Window to side aspect, radiator, double fitted wardrobes, coved ceiling.

BEDROOM FOUR 8' 11" x 8' 4" (2.72m x 2.54m) Window to rear aspect with fabulous views, radiator, coved

ceiling.

MASTER BEDROOM 12' 4" x 11' 8" (3.76m x 3.56m) Window to rear aspect with panoramic views, radiator, coved ceiling, opening to:

DRESSING AREA/ENSUITE 13' 5" x 6' 9" (4.09m x 2.06m) With a range of fitted wardrobes, door to ensuite:

ENSUITE Window to side aspect, part tiled walls, vanity wash hand basin in units with work-top, bath, wc, radiator, shower cubicle, coved ceiling, shave point with light.

OUTSIDE Belvedere is approached via a private shingle drive which leads to a paved parking area for several cars with double garage. The gardens of the property extend to all sides with the most fantastic countryside views across to Wotton under Edge and Coombe. There are several lawned areas, a patio area and well established plants, shrubs and trees.

DOUBLE GARAGE Two up and over door, window to side aspect, window to front aspect, power and light.





PLEASE NOTE:

1. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
2. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
3. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
4. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
5. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
6. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



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