



4 Isaac Close, Wickwar, Wotton-Under-Edge

- Cotswold Stone Four Bedroom Detached House
 - Lounge
 - Family Bathroom
- Gas Central Heating, Double Glazing
- Garage, Driveway, EV Charger

- Downstairs Cloakroom
- Modern Fitted Kitchen/Diner
 - En Suite
 - Gardens
- Village Location

£399,995

HUNTERS®

HERE TO GET *you* THERE

Nestled in the charming village of Wickwar, Wotton-Under-Edge, this delightful four-bedroom detached house offers a perfect blend of comfort and modern living. The property boasts a lounge providing ample space for both relaxation and entertaining guests. The well-appointed kitchen/diner is complemented by a convenient cloakroom, enhancing the practicality of the home. There are four fine sized bedrooms ensuring that there is plenty of room for family or guests. The master bedroom features an en suite bathroom, adding a touch of luxury and privacy. In total, the house includes two bathrooms, making morning routines a breeze for everyone. This residence is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The exterior of the property is equally impressive, featuring a rear gardens that offer a serene outdoor space for leisure and enjoyment. Additionally, the property includes a garage and a driveway, providing ample parking and storage options. Situated in a picturesque village location, this home is perfect for those seeking a peaceful lifestyle while still being within easy reach of local amenities from the nearby old market town of Chipping Sodbury this property is an ideal choice for families or anyone looking to settle in a welcoming community. Don't miss the opportunity to make this lovely house your new home.



ENTRANCE HALL

Entrance door, stairs to first floor, storage cupboard, laminate flooring, radiator.

DOWNSTAIRS CLOAKROOM

Double glazed window to front, pedestal wash hand basin, WC, laminate flooring, radiator.

LOUNGE

18'2" x 11'0"

Double glazed window to front, radiator.

KITCHEN/DINER

18'11" x 12'4"

Range of modern wall and base units, work surfaces, stainless steel one and a half bowl single drainer sink unit, built in electric oven and gas hob, cooker hood, island, integral dishwasher, space for washing machine, understairs cupboard, laminate flooring, inset ceiling lights, radiator.

LANDING

Access to loft space, airing cupboard.

BEDROOM ONE

11'3" x 10'10"

Double glazed window to rear, radiator.

EN SUITE

Double glazed window to rear, double shower cubicle, pedestal wash hand basin, WC, part tiled,

BEDROOM TWO

10'5" x 8'8"

Double glazed window to front, radiator.

BEDROOM THREE

12'1" x 7'11"

Double glazed window to rear, radiator.

BEDROOM FOUR

8'8" x 8'4"

Double glazed window to front, radiator.

BATHROOM

Double glazed window to side, bath with shower over, pedestal wash hand basin, WC, part tiled, radiator.

FRONT GARDEN

Small gravel stone border.

REAR GARDEN

Laid to lawn, patio, gravel stone border.

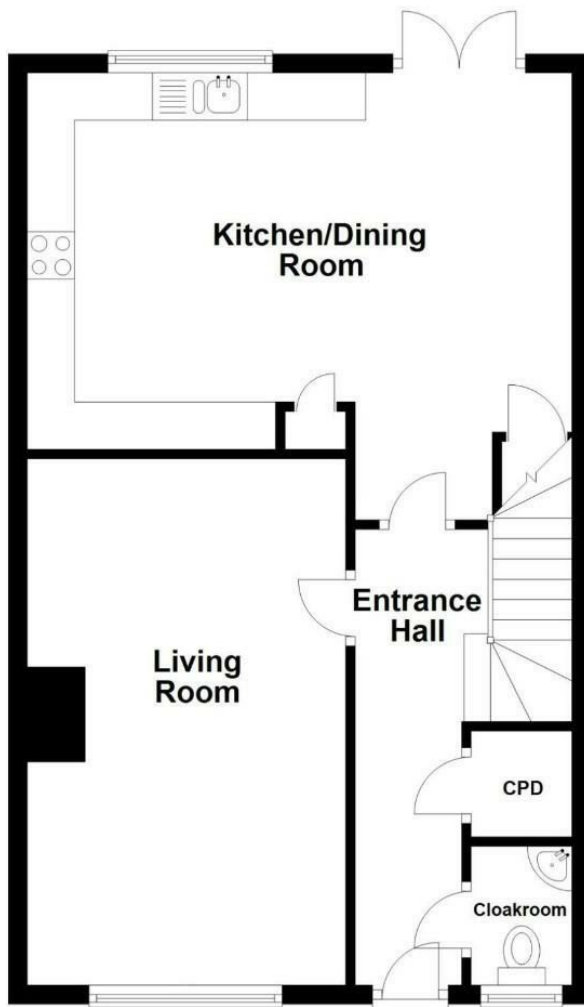
GARAGE

19'7" x 9'10"

Single up and over door, and driveway, EV charger.

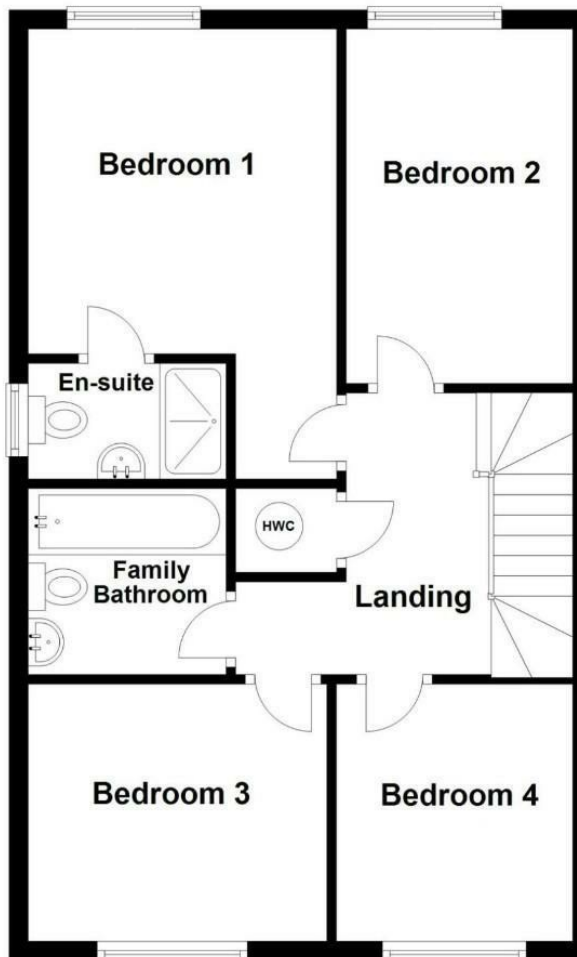
Ground Floor

Approx. 55.4 sq. metres (595.9 sq. feet)



First Floor

Approx. 55.4 sq. metres (595.9 sq. feet)




Total area: approx. 110.7 sq. metres (1191.7 sq. feet)

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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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