

HUNTERS®

HERE TO GET *you* THERE



67 Poskett Way

Charfield, Wotton-Under-Edge, GL12 8FF

£475,000



Council Tax: E



67 Poskett Way

Charfield, Wotton-Under-Edge, GL12 8FF

£475,000



This beautifully presented, detached family home, is found in the sought after village of Charfield. Built by the reputable Barratt Homes, the property briefly comprises; entrance hallway, downstairs cloakroom, study, living room, kitchen/living/dining area with doors to the rear garden. To the first floor, four bedrooms, the main having en-suite shower room and family bathroom. Outside the property has an open plan front garden with driveway parking for two cars leading to the garage. The rear garden has been landscaped with patio area and feature water fall.

- Detached Family Home
- Open Plan Kitchen/Living/Dining
 - Cloakroom & Study
 - Double Glazing
 - Landscaped Garden

- Four Bedrooms
 - Utility Room
 - En-Suite Shower Room
 - Gas Fired Central Heating
 - Garage & Driveway

Entrance

Via a composite door into:

Entrance Hall

Stairs to the first floor landing, coats cupboard, radiator and Karndean flooring, doors to:

Cloakroom

Vanity wash hand basin set in unit, low level wc, radiator, extractor fan and Karndean flooring.

Study

7'4" x 6'9" (2.26m x 2.08m)

Double glazed window to front with wooded views, radiator and Karndean flooring.

Living Room

16'6" x 10'11" (5.05m x 3.35m)

Double glazed window to front aspect with wooded views, two radiators.

Kitchen/Living/Dining

26'6" x 10'2" (8.08m x 3.10m)

Fitted with a good range of wall and base units with granite work surfaces and upstands, stainless steel double oven and gas hob with splash panel and extractor fan over. Integrated fridge/freezer and dishwasher, wine fridge, inset 1 1/2 bowled sink unit with mixer tap, under stairs pantry, two radiators, double glazed windows and French doors leading to the rear garden.

Tel: 01453 542 395

Utility Room

5'4" x 4'11" (1.63m x 1.52m)

Door to side path, granite work surfaces and upstands with space beneath for washing machine and tumble dryer, cupboard housing a wall mounted gas fired combination boiler, radiator, extractor fan and Karndean flooring.

Landing

Access to loft space, radiator, large airing cupboard and doors leading to:

Bedroom One

12'7" x 11'6" (3.84m x 3.53m)

Double glazed windows to front and side aspects with wooded views, range of fitted wardrobes and radiator, door to:

En-Suite

Suite comprising shower cubicle with shower, wc, pedestal wash hand basin, radiator, extractor fan and Karndean flooring.

Bedroom Two

14'2" x 10'11" (4.32m x 3.33m)

Double glazed window to front with wooded views, fitted wardrobes, over stairs cupboard and radiator.

Bedroom Three

10'11" x 9'1" (3.33m x 2.79m)

Double glazed window to rear and radiator.

Bedroom Four

10'2" x 9'8" (3.12m x 2.95m)

Double glazed window to rear and radiator.

Family Bathroom

Double glazed window to rear aspect, white suite comprising panel bath with tiled surround, vanity wash hand basin and wc.

Front garden

Path and steps to front door, lawned area, various shrubs and plants, driveway parking leading to the detached garage to side.

Rear Garden

A beautifully landscaped rear garden with patio area, lawned area, inset water feature in wall, outside electric and cold water tap, gated side access.

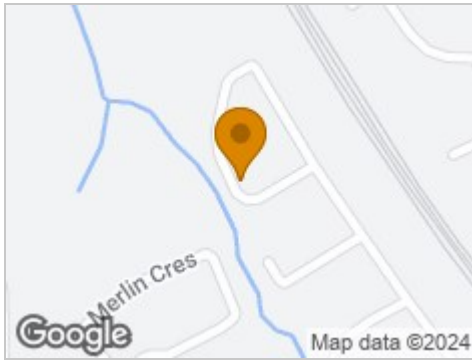
Garage

21'1" x 10'9" (6.45m x 3.30m)

Detached up-and-over door, power and light, driveway for two vehicles.



Road Map



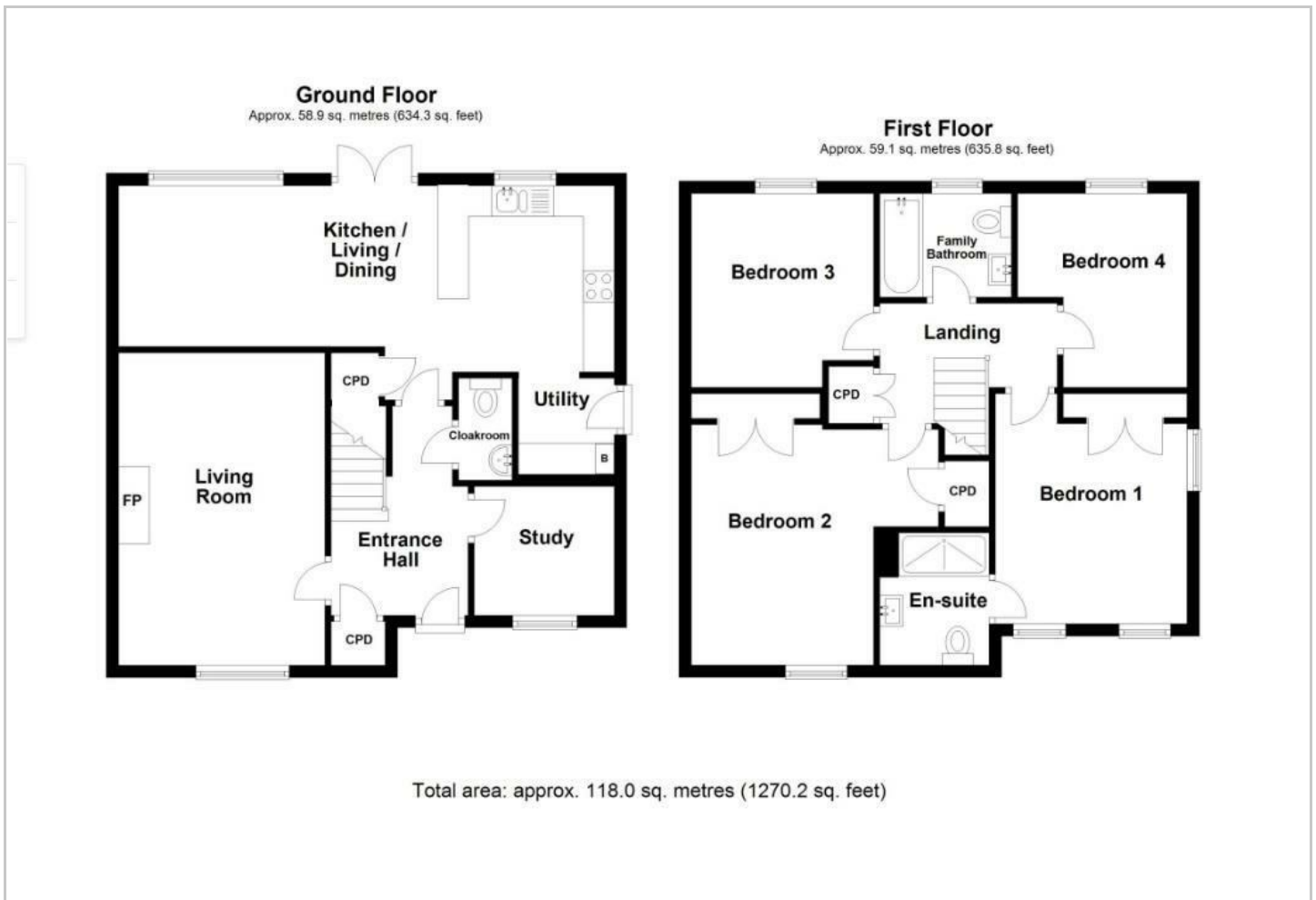
Hybrid Map



Terrain Map



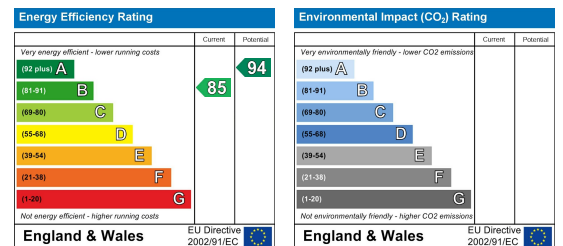
Floor Plan



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.