

HUNTERS[®]

HERE TO GET *you* THERE



33 Farm Lees

Charfield, Gloucestershire, GL12 8JA

Asking Price £440,000



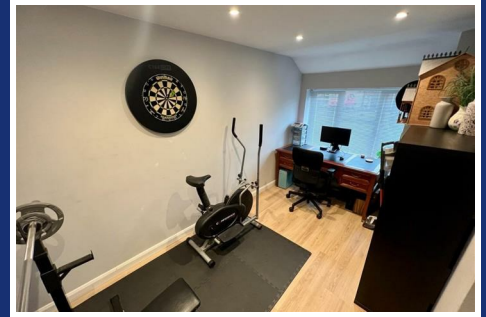
Council Tax: D



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Entrance Hallway

Via glazed door, laminate flooring, stairs to first floor landing, vertical radiator and doors to:

Cloakroom

With window to front aspect, wc, vanity wash hand basin, laminate flooring, fuse box and shelf.

Study/Office

14'2 x 8'2 (4.32m x 2.49m)

With window to front aspect, spotlights and laminate flooring.

Lounge

14'8 x 12'6 (4.47m x 3.81m)

Having bay window to front aspect, fireplace with hearth and feature electric fire, radiator, spotlights and door to:

Kitchen/Breakfast Room

24'2 x 14'5 (7.37m x 4.39m)

Fitted with a range of wall and base units with granite work-surfaces and upstands, integrated appliances including fridge and freezer, freestanding range style Leisure cooker with extractor over and sunken ceramic sink unit with shower attachment mixer tap, fitted washing machine and dishwasher, french doors to garden, two windows to rear aspect, under-stairs storage cupboard, laminate flooring, ceiling spotlights and radiator.

First Floor Landing

From the entrance hall stairs lead to first floor landing with access to part boarded loft space with power and Vaillant gas boiler and doors to:

Bedroom One

18'6 x 8'2 (5.64m x 2.49m)

Having window to front aspect, laminate flooring, radiator and door to:

En-Suite

With window to rear aspect, double walk-in shower with dual head shower, wc, pedestal wash hand basin, modern radiator, extractor fan and laminate flooring.

Bathroom

With frosted window to rear aspect, bath, wc, pedestal wash hand basin, part tiled walls and radiator.

Bedroom Two

14'8 (max) x 9'1 (4.47m (max) x 2.77m)

Having window to front aspect, radiator and mirror fronted wardrobes.

Bedroom Three

9'11 x 9'1 (3.02m x 2.77m)

Having window to rear aspect and radiator.

Bedroom Four

9'9 x 6'7 (2.97m x 2.01m)

Having window to front aspect, laminate flooring and radiator.

Outside Rear

Enclosed with wall and fence boundaries with lawned areas, path leading down the garden, vegetable allotment area, raised flower beds, storage shed and side access to front.

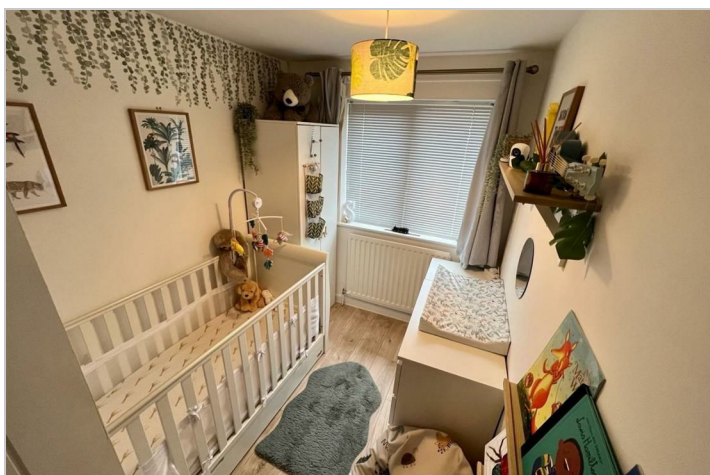
Outside Front

The front garden has ample driveway parking with generous lawned areas to the front and side with feature specimen trees in barked area.

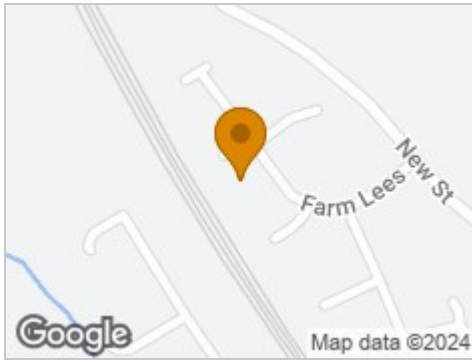
Property Summary

Sitting in a corner plot position in the sought after village of Charfield, this beautifully presented family home has been extended by the current vendors and now offers a great family home. On entering the property you will find, entrance hallway with cloakroom and office/study off. The hallway also leads to the lounge which in turn leads to the great open plan kitchen/breakfast room with granite work-surfaces and doors to the garden. The first floor comprises of a main en-suite bedroom with double walk-in shower, three further bedrooms and contemporary bathroom. Outside the property has ample driveway parking with generous lawns to the front and side, with a well established rear garden with raised beds and vegetable allotment area.

The village of Charfield is within easy reach of countryside walks, the M5 Junction being found approximately three miles away offering access to the cities of Bristol, Cheltenham and Gloucester. Mainline railway stations can be found at Bristol Parkway and Stroud, all a convenient drive. Discussions to re-open the Charfield Station are in progress with details available to view on-line. Charfield has an excellent primary school, local shop and post office, garage and two public houses. Katharine Lady Berkeley Secondary School can be found close by, nestled between Charfield, Kingswood and Wotton under Edge.



Road Map



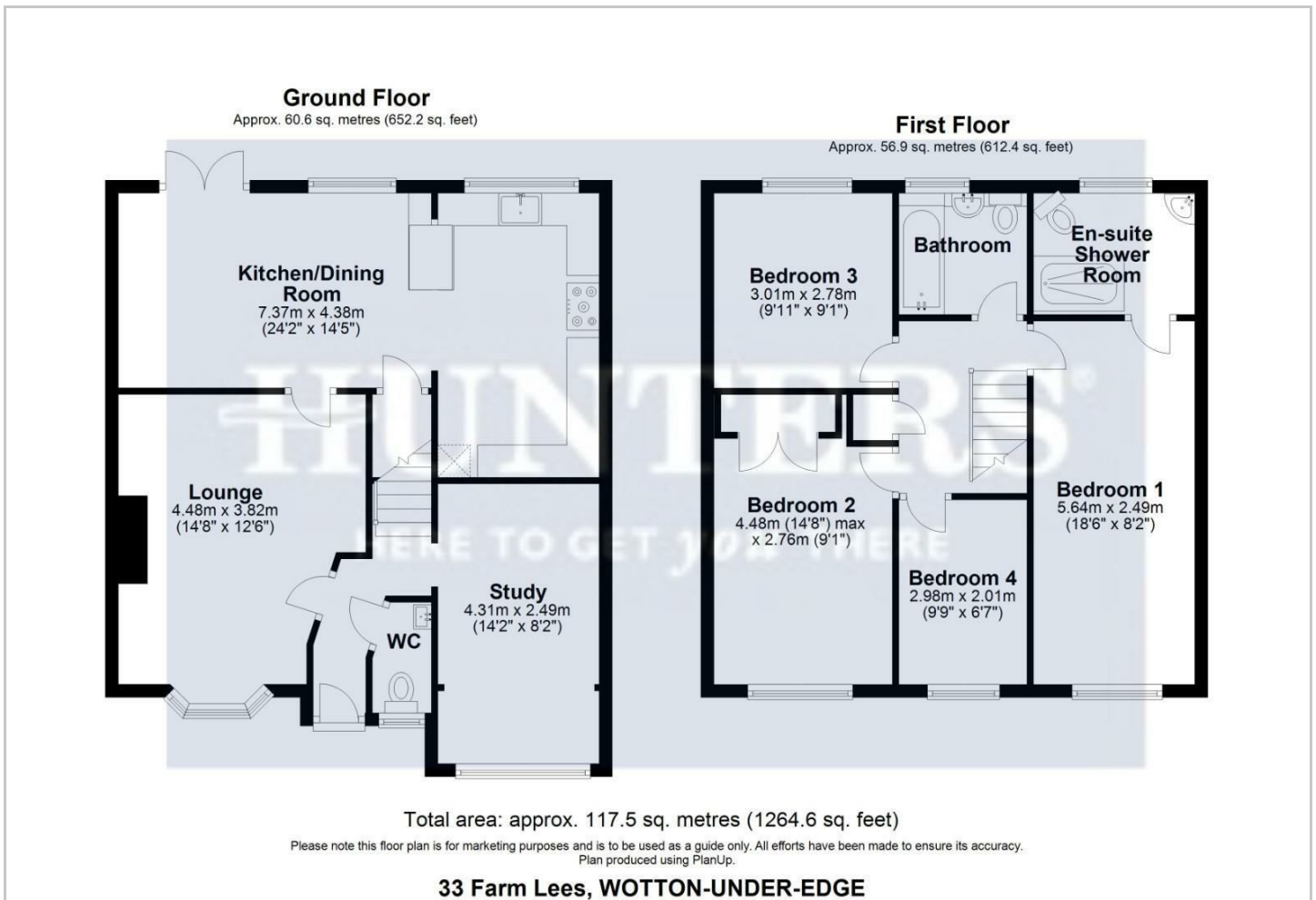
Hybrid Map



Terrain Map



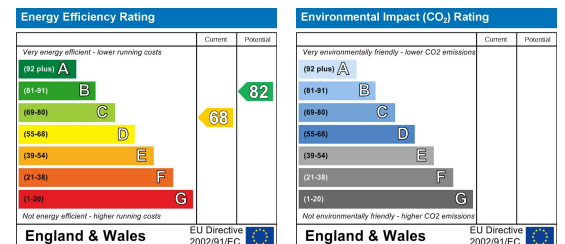
Floor Plan



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.