

HUNTERS[®]

HERE TO GET *you* THERE



19 Hawthorn Close

Charfield, Wotton-Under-Edge, GL12 8TX

Asking Price £339,950



Council Tax: D



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Entrance Porch

Via glazed door, double aspect windows, radiator, glazed door to:

Entrance Hallway

Stairs to first floor landing, laminate flooring, radiator, door to:

Lounge

11'3" x 14'9" (3.45 x 4.52)

Window to front aspect, fireplace, laminate flooring, radiator, door to:

Kitchen/Breakfast Room

10'2" x 14'9" (3.10 x 4.51)

French doors to garden, window to rear aspect, range of wall and base units with work-surfaces over, one and half bowl sink unit with mixer tap, space for washing machine and tumble dryer, Worcester boiler, free-standing oven with gas hob, radiator, tiled splash-back, understairs storage cupboard, doors to:

Dining Room

8'1" x 11'0" (2.47 x 3.37)

Door to front with window, laminate flooring, radiator, door to:

Shower Room

7'7" x 4'11" (2.32 x 1.50)

Window to side aspect, walk-in shower cubicle with Mira shower, WC, wash hand basin, chrome towel rail.

First Floor Landing

From the entrance hallway stairs lead to first floor landing with access to insulated loft space, airing cupboard with tank, door to:

Bathroom

5'6" x 6'4" (1.68 x 1.95)

Window to rear aspect, WC, pedestal wash hand basin, bath with shower over, part tiled walls, chrome towel rail.

Bedroom One

8'3" x 14'2" (2.53 x 4.34)

Window to front aspect, radiator.

Bedroom Two

8'1" x 11'1" (2.48 x 3.40)

Window to rear aspect, radiator.

Bedroom Three

8'4" x 6'4" (2.56 x 1.94)

Window to front aspect, radiator.

Outside Rear

With path to front, patio area, steps to shingle area with feature decking, enclosed by fencing, freestanding garden room which is double glazed with French doors to garden, outside tap.

Outside Front

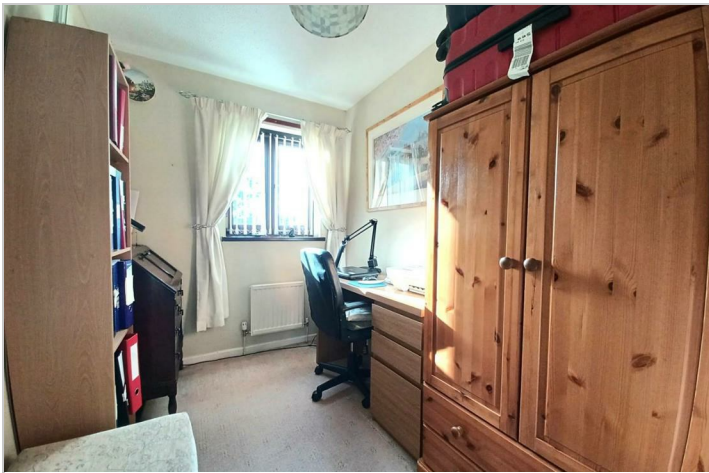
With paved driveway parking, shrubs with shingle area, paved path to gate leading to rear.

Property Summary

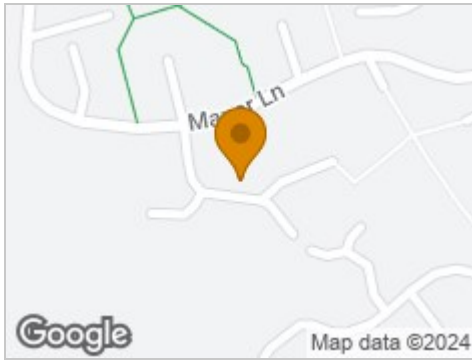
Found in the sought after village of Charfield, this detached family home offers, entrance hallway, lounge, kitchen/breakfast room, further dining room and downstairs shower room. The first floor comprises, a landing leading to three bedrooms and family bathroom. Outside the property has an open plan front garden with paved driveway parking and an enclosed rear garden with garden room.

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, one a short stroll away from the property. Katharine Lady Berkeley Secondary School can be found close by, nestled between Charfield, Kingswood and Wotton under Edge.



Road Map



Hybrid Map



Terrain Map



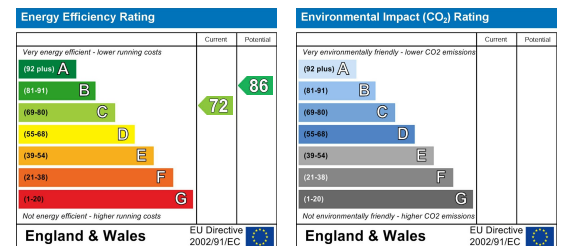
Floor Plan



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.