

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 44 James Orchard

Berkeley, Glos, GL13 9TP

Asking Price £399,000



Council Tax: E





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## Entrance Hallway

Via glazed door, window to side aspect, laminate flooring, fitted cupboard with fuse box, part glazed oak door to lounge, door to:

## Cloakroom

Window to front aspect, radiator, WC, vanity wash hand basin, laminate flooring, tiled splashback, extractor fan.

## Lounge

16'11" x 16'11" (5.16 x 4.91)

French doors leading to garden, fireplace with gas fire, laminate flooring, stairs to first floor landing, two radiators, opening to:

## Kitchen/Breakfast Room

12'1" x 16'10" (3.70 x 5.15)

Window to front aspect with open field views, range of wall and base units with wood work-surfaces, two radiators, space for tall fridge/freezer, washing machine and tumble dryer, stainless steel sink unit with mixer tap, Neue oven and hob with extractor over, centre island with wood work-surfaces and storage below, glazed door to garden and window to rear aspect.

## First Floor Landing

From the lounge stairs lead to first floor landing with window to front aspect, generous fitted cupboard, access to loft space, doors to:

## Bedroom One

10'5" x 12'10" (3.19 x 3.93)

Window to rear aspect with open views across school playing fields, radiator, laminate flooring, door to:

## En-Suite

6'2" x 6'11" (1.89 x 2.11)

Window to front aspect with views, good size corner shower cubicle with single head shower, WC and wash hand basin set in unit with shelf, chrome towel rail.

## Bedroom Two

8'11" x 10'5" (2.74 x 3.2)

Window to rear aspect with views of school playing field, radiator.

## Bedroom Three

8'9" x 6'3" (2.69 x 1.92)

Window to front aspect with views, radiator.

## Bathroom

Window to rear aspect, WC, pedestal wash hand basin, bath with over bath shower, chrome towel rail, extractor fan.

## Outside Rear

With a generous patio area, central steps lead to a lawned area with glass balustrade, decked seating areas, edged by fencing, gated access leading to the side giving access to the driveway and detached garage.

## Outside Front

Having lawned area, steps to front door, exposed brick walling, driveway parking leading to garage.

## Garage

Detached garage with up and over door, power and light.



- Beautifully Presented Detached Family Home
- Sought After Location in the Historic Market Town of Berkeley
- Generous Lounge and Fitted Kitchen/Breakfast Room
- Main Bedroom With En-Suite Bathroom
- Two Further Bedrooms and Family Bathroom
- Driveway Parking Leading to the Detached Garage
- Well Established Landscaped Rear Garden

Found in an elevated position in the sought after historic market town of Berkeley, this beautifully presented detached family home offers; entrance hallway, downstairs cloakroom, lounge with French doors leading to the garden and spacious kitchen/breakfast room. The first floor has a landing area leading to the main bedroom with en-suite shower room, two further bedrooms and family bathroom. Outside the property has an open plan front garden with driveway parking leading to the detached garage and a generous, landscaped rear garden with various decked seating areas.

The historic castle town of Berkeley offers a wide range of amenities with doctors surgery, primary school, shops and eateries and is surrounded by scenic Severn Vale countryside with convenient access to the A38 and M5 motorway making this an ideal commuting point for those travelling to the larger centres of Bristol, Gloucester, Cheltenham and Bath.





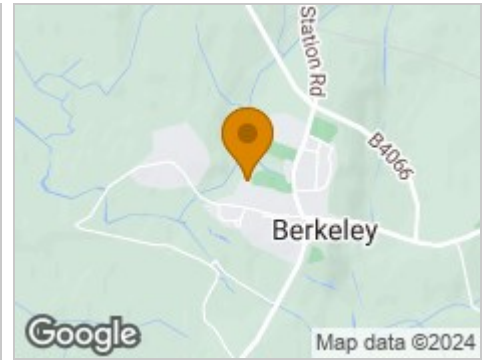
## Road Map



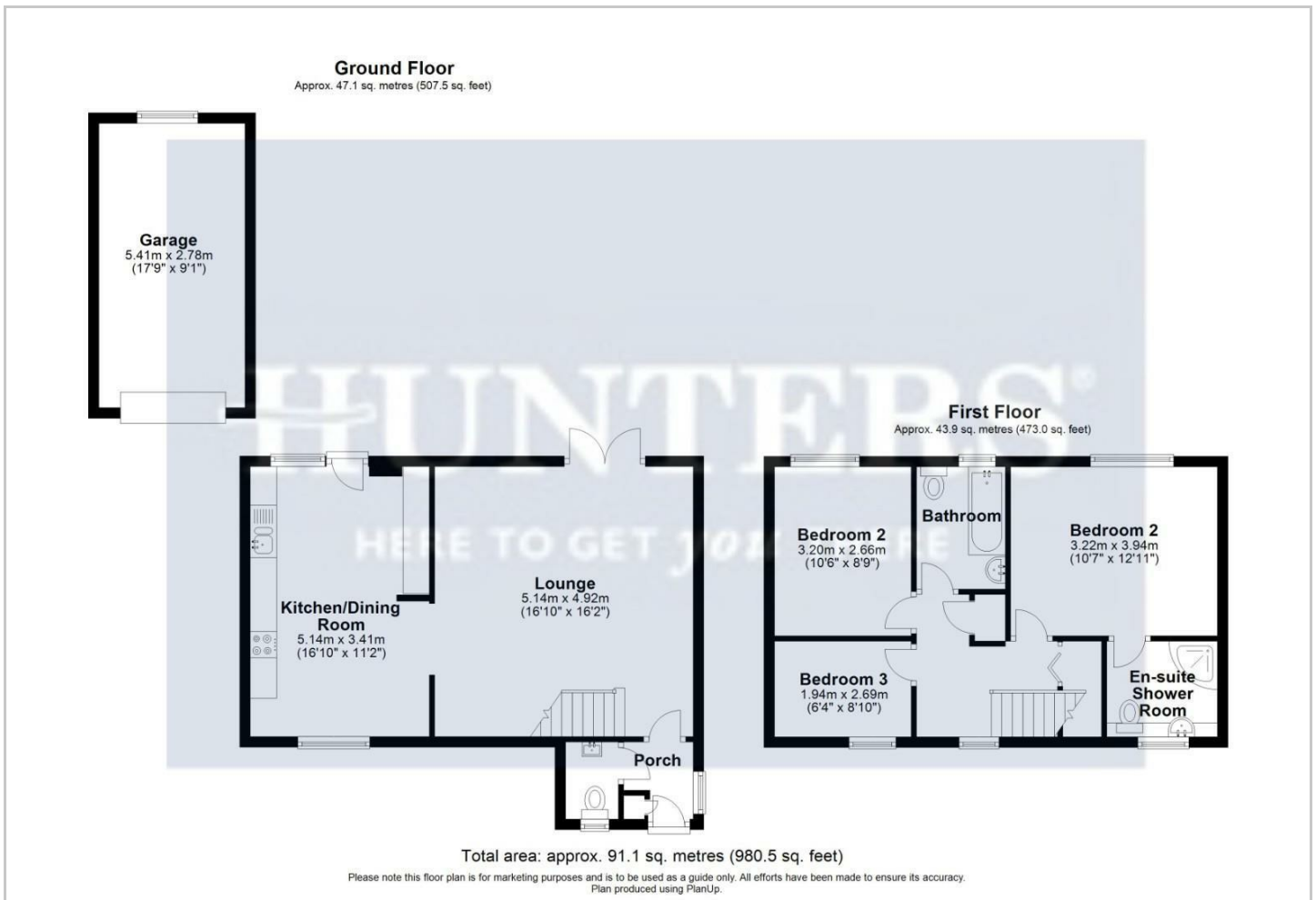
## Hybrid Map



## Terrain Map



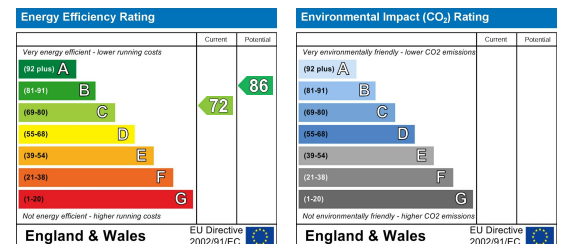
## Floor Plan



## 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.