

# HUNTERS<sup>®</sup>

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## 8 Warren Croft

North Nibley, Dursley, GL11 6EN

Offers Over £500,000



Council Tax: F



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We are pleased to offer for sale this four bedroomed property in the popular area of Warren Croft, North Nibley. Being set over two floors with versatile living accommodation briefly comprising of kitchen, lounge, dining room, second reception, utility room and cloakroom on the ground floor. The master bedroom on the second floor has a large en-suite bathroom with three further bedrooms and family bathroom.

The property enjoys driveway parking to the front with gardens and to the rear there are lawns and patio areas with lovely far reaching views. The Village of North Nibley has a Primary School, Village Hall and local shop.

Located in the Cotswolds this charming and sought after village lies between the rural market towns of Wotton under Edge, Chipping Sodbury and Tetbury. Being in an area of Outstanding Natural Beauty it has lovely countryside surrounds yet still offers easy access to Bristol, Bath, M5 and the M4. An ideal location for families, commuters and outdoor enthusiasts. There is a Primary School, Church, Public House plus the very popular Katharine Lady Berkeley's Secondary School (which is approximately 2.5 miles away).

## Council Tax Band - F

### Entrance Hallway

Having dog-legged staircase, tiled flooring, radiator, ceiling lights and under stairs storage.

### Cloakroom

With WC, wash hand basin, UPVC double glazed frosted window, tiled flooring and fuse box.

### Kitchen

12'10 x 8'6 (3.91m x 2.59m)

Fitted with a range of wall and base units having worktops over, gas cooker with extractor hood over and stainless steel sink unit with drainer. Plumbing for dishwasher, ceiling lights, UPVC double glazed window to front, and tiled flooring.

### Utility Room

13'1 x 5'11 (3.99m x 1.80m)

Having door leading to garden, base units with

laminated worktops over, stainless steel sink unit with drainer, plumbing for washing machine, space for fridge/freezer. tiled flooring, tiled splash back and UPVC framed window with views of the garden.

### Lounge

16'5 x 12'10 (5.00m x 3.91m)

With wood burner, double doors leading to the garden, ceiling and wall lights, shelving, carpets and UPVC double glazed window. Opening through to:

### Dining Room

13'1 x 9'2 (3.99m x 2.79m)

With UPVC framed double glazed window having views over the garden, ceiling light and carpet.

### Second Reception Room

12'2 x 9'6 (3.71m x 2.90m)

With laminate flooring, radiator, UPVC framed double glazed window, built in storage and ceiling light.

### First Floor Landing

From the entrance hallway a dog-legged staircase leads to first floor landing with airing cupboard, carpet, ceiling light and access to roof storage space.

### Bedroom One

15'5 x 11'10 (4.70m x 3.61m)

Having built in cupboards, ceiling light, radiator, carpet and UPVC double glazed window.

### Ensuite

8'6 x 6'3 (2.59m x 1.91m)

With WC, basin, laminate flooring, UPVC double glazed window, ceiling light, mirror and towel radiator.

### Bedroom Two

14'9 x 10'2 (4.50m x 3.10m)

With built in storage, ceiling light, radiator, carpet and UPVC double glazed window.

### Bedroom Three

13'1 x 10'2 (3.99m x 3.10m)

With built in storage. ceiling light, radiator, carpet and UPVC double glazed window with views of garden.

### Bedroom Four

9'10 x 9'2 (3.00m x 2.79m)

With ceiling light, radiator, carpet and UPVC double glazed window.

### Family Bathroom

8'2 x 6'3 (2.49m x 1.91m)

Newly fitted with walk in shower cubicle, wash hand basin with storage beneath, WC, laminate flooring, tiled walls and UPVC double glazed window.

### Outside

The front is mainly laid to lawn with specimen tree and flower borders with shrubs and bushes and tarmac driveway providing offroad parking for several cars.

The rear gardens have been landscaped with patio seating area, lawned areas, fence boundaries, garden shed and pond. There are steps leading down the garden and the property enjoys views across open countryside and benefits from having side access to front.



## Road Map



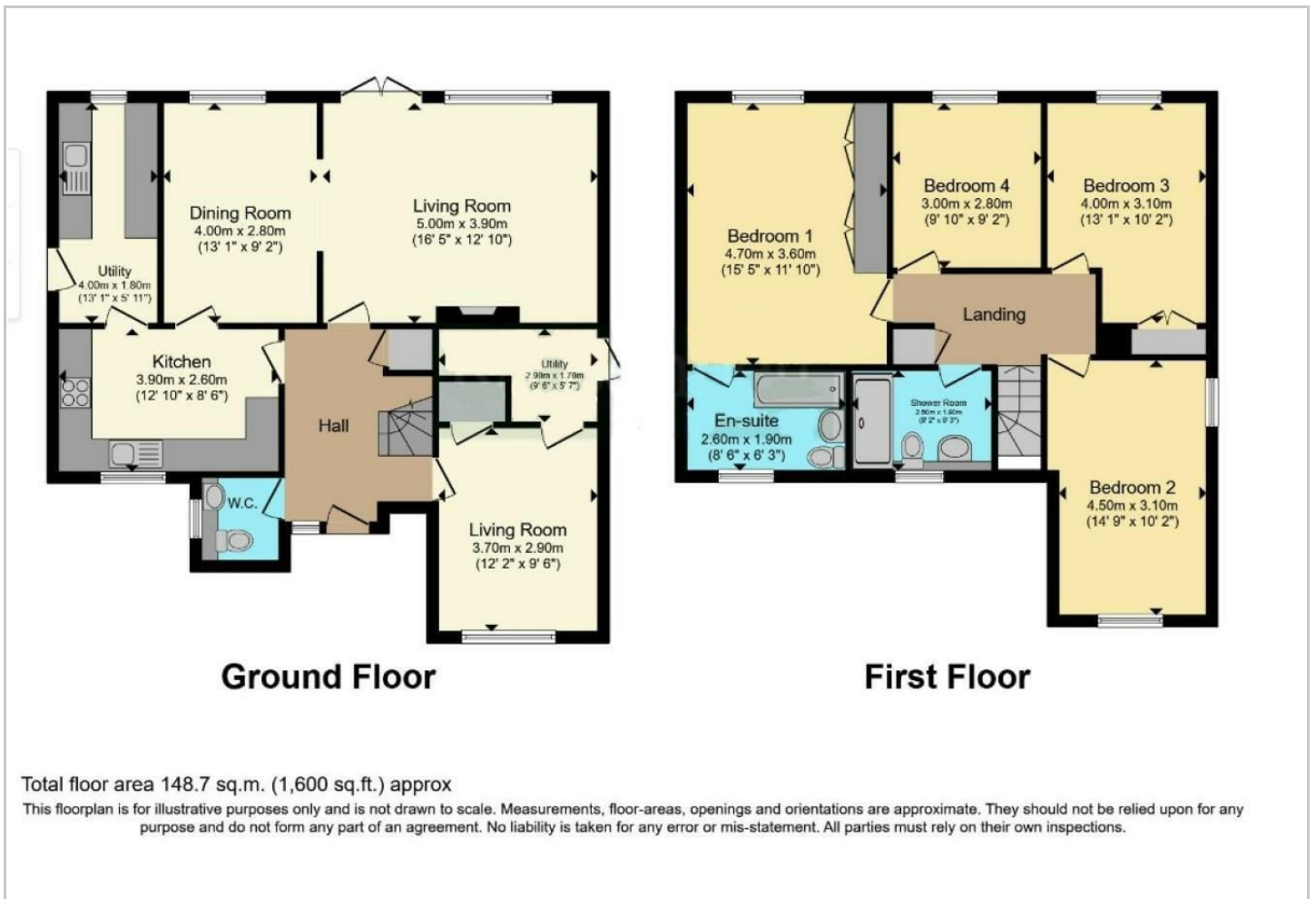
## Hybrid Map



## Terrain Map



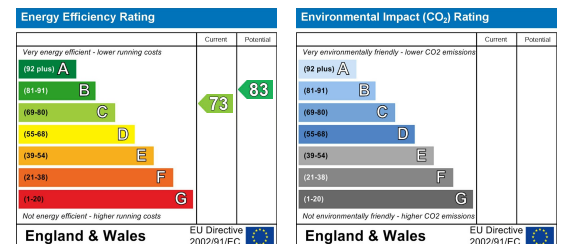
## Floor Plan



## 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.