

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 2 Chamberlayne Crescent

Berkeley, GL13 9FL

£390,000



Council Tax: E



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## Entrance Hall

Via part glazed door, radiator, stairs to first floor, doors to:

## Study

10'9" x 9'10" (3.29m x 3.02m)

Window to front aspect, radiator, understairs storage cupboard.

## Lounge

13'3" x 12'6" (4.06m x 3.83m)

Bay window to side aspect with window shutters, window to front aspect with window shutters, radiator, coved ceiling.

## Kitchen/Breakfast Room

20'3" x 9'6" (6.19m x 2.90m)

French doors to garden, window to rear aspect, radiator, range of wall and base units with granite work-surfaces and upstands. Stainless steel inset sink with mixer tap, integral fridge/freezer, fitted oven and hob, extractor fan, door to:

## Utility Room

5'3" x 6'1" (1.61m x 1.87m)

Door to garden, radiator, free-standing washing machine, space for tumble dryer, work-surface, Ideal gas boiler, door to:

## Cloakroom

Window to side aspect, pedestal wash hand basin, WC.

## First Floor Landing

From the entrance hall stairs lead to first floor landing with half landing, access to loft space, door to airing cupboard, doors to:

## Bathroom

6'4" x 8'1" (1.94m x 2.48m)

Window to rear aspect, bath with shower over, WC, pedestal wash hand basin, tiled walls, heated towel radiator.

## Bedroom One

11'5" x 10'11" (3.50m x 3.34m)

Window to rear aspect, fitted wardrobes, door to:

## En-Suite

Window to rear aspect, WC, pedestal wash hand basin, shower cubicle with single head shower and hand held shower head, heated towel rail, tiled walls, cabinet, extractor fan.

## Bedroom Two

8'5" x 11'6" (2.59m x 3.52m)

Dual aspect windows, radiator.

## Bedroom Three

8'0" x 7'8" (2.44m x 2.35m)

Window to front aspect, radiator.

## Bedroom Four

9'11" x 9'1" (3.04m x 2.77m)

Window to front aspect, radiator.

## Outside Rear

Enclosed by fencing and walling, patio area, lawned area, path to rear gate leading to the detached garage.

## Outside Front

Path and step to front door, lawned area to front and side.

## Garage

Having metal up and over door, power and light and car charger point.

Tel: 01453 542 395

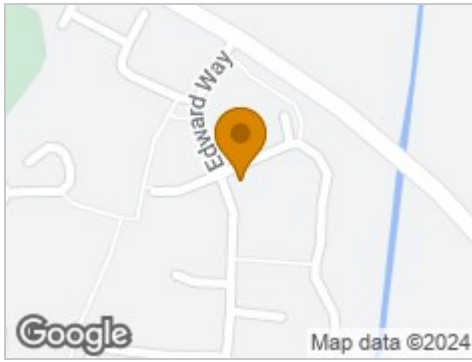
Found in the historic castle town of Berkeley, this spacious detached family home, found on the popular Persimmon Development, offers accommodation arranged over two floors to include; an entrance hallway, downstairs cloakroom, good size study, lounge, kitchen/breakfast room and utility room both leading to the rear garden. To the first floor you are met by a light and airy landing which leads to the main bedroom with en-suite shower room, three further bedrooms and family bathroom. Outside the property has a detached garage with driveway parking for 2/3 cars with car charger point. The front garden is open plan with a small border around the side, the rear garden is enclosed with patio and lawned area with rear gate leading to the garage. The property also benefits from solar panels.

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.

- Spacious Detached Family Home
- Downstairs Cloakroom
- Study and Lounge
- Generous Kitchen/Breakfast Room and Utility Room
- Four Bedrooms, Main Bedroom with En-Suite Shower Room
- Family Bathroom
- Open Plan Front Garden and Enclosed Rear Garden
- Detached Garage with Charger Point
- Remainder of NHBC Warranty
- The Property Also Has Solar Panels



## Road Map



## Hybrid Map



## Terrain Map



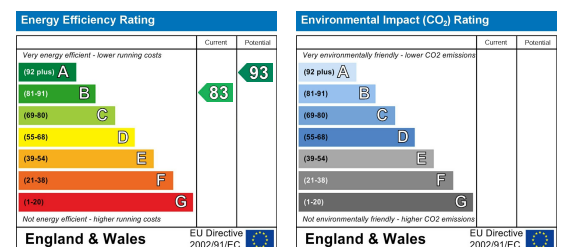
## Floor Plan



## 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.