

HUNTERS[®]

HERE TO GET *you* THERE



72 Chamberlayne Crescent

Berkeley, GL13 9FL

Asking Price £435,000



Council Tax: E



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Entrance Hall

Via glazed door with window to front aspect, laminate flooring, radiator, stairs to first floor landing with understairs storage cupboard, doors to:

Cloakroom

Wash hand basin, wc, radiator.

Living Room

17'7 x 10'6 (5.36m x 3.20m)

Window to front aspect with open views, radiator.

Kitchen/Dining/Family Room

28'1 x 10'8 (8.56m x 3.25m)

French doors to garden, window to rear aspect, range of wall and base units with work-surfaces, one and a half bowl sink unit with mixer tap, space for tall fridge/freezer, washing machine, space for slimline dishwasher, radiator, integral oven and gas hob with extractor over.

First Floor Landing

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

Bedroom One

16'4 x 10'3 (4.98m x 3.12m)

Window to front aspect with open views, radiator, door to:

En-Suite

Window to front aspect, corner shower cubicle with 'jungle' head shower and hand held shower head, wc, pedestal wash hand basin, radiator, extractor fan, part tiled walls.

Bedroom Two

12'1 x 10'9 (3.68m x 3.28m)

Window to rear aspect, radiator.

Bedroom Three

12'2 x 9'11 (3.71m x 3.02m)

Window to rear aspect, radiator.

Bedroom Four

10' x 9'11 (3.05m x 3.02m)

Window to rear aspect, radiator.

Family Bathroom

Fitted with a white suite comprising panelled bath with shower over and glazed shower screen, wc, pedestal wash hand basin, radiator, part tiled walls, extractor fan and window to side aspect.

Bedroom Five

9'11 x 7'6 (3.02m x 2.29m)

Window to front aspect with open views, radiator, fitted shelving area.

Outside Front

Open plan with lawned area, shingle area and driveway leading to garage.

Outside Rear

A good size rear garden with a lower patio level, steps lead to a raised area with astro turf and further raised area. The garden has a raised pond and a side area of garden, with astro turf, giving access to the front of the property.

Garage

Found to the side of the property with up and over door, power and light.

Agents Note

Please Note; There is an estate management charge. Please enquire with agents.

Found on the popular Persimmon development on the outskirts of the Historic castle town of Berkeley, this spacious detached family home, with open views to the front, offers; entrance hallway, downstairs cloakroom, lounge and a good size fitted kitchen/breakfast room with French doors leading to the garage. To the first floor you will find; a main bedroom with en-suite shower room, four further bedrooms and family bathroom. Outside the property has driveway parking leading to the garage and a good size rear and side garden with patio area and feature pond.

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 with Open Views to the Front
- Five Bedrooms, Main En-Suite
- Entrance Hallway and Downstairs Cloakroom
- Generous Fitted Kitchen/Breakfast Room
- Lounge
- Family Bathroom
- Garage with Driveway Parking
- Good Size Rear Garden With Feature Pond



Road Map



Hybrid Map



Terrain Map



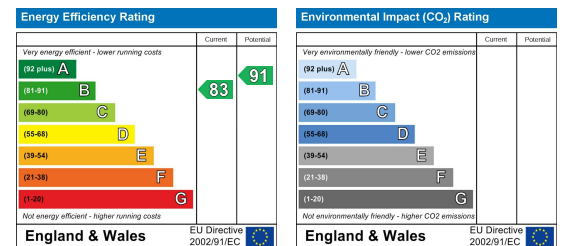
Floor Plan



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.