

# HUNTERS<sup>®</sup>

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## 58 Wotton Road

Charfield, Wotton-Under-Edge, GL12 8SR

£475,000



Council Tax: F



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Located in the popular village of Charfield, this spacious detached family home offers generous accommodation arranged over two floors to include; entrance hallway, utility room, cloakroom, a ground floor double bedroom, boot room, snug and modern fitted kitchen/breakfast room leading into the lounge. To the first floor, main bedroom with en-suite shower room, four further bedrooms, two with en-suite facilities and family bathroom. Outside the property has a shared driveway leading to the front of the property with access to the partial garage. The rear garden has a patio and lawned area with summer house.

- Substantial Detached Family Home
- Contemporary Kitchen/Breakfast Room
- Boot Room, Utility Room and Cloakroom
  - Partial Garage/Storage Area

- Generous Entrance Hallway
  - Lounge and Snug
  - Five/Six Bedrooms
- Open Plan Front Garden with Enclosed Rear Garden

## Entrance Hall

Via double glazed door, three cupboards, under stairs cupboard, double glazed window to front aspect, radiator, stairs to first floor, doors to:

## Bedroom Five

Double glazed window to front aspect, radiator, access to loft space.

## Utility Room

Double glazed window and door to garden, wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap, space for washing machine and tumble dryer, towel rail.

## Cloakroom

Double glazed window to side aspect, vanity wash hand basin, low level WC, extractor fan.

## Boot Room

Double glazed window to front aspect, laminate flooring, cupboard with shelving, double glazed door to side aspect.

## Snug

Wood burning stove on granite hearth which is shared with lounge, radiator, cupboard with shelves, opening to:

## Kitchen/Breakfast Room

With window to front aspect, bi-fold doors leading to the garden. Fitted with a range of wall and base units with work surfaces over and centre island having units under and five ring induction hob over. Double oven and two microwaves, freestanding American style fridge/freezer (available by negotiation), breakfast bar, high level window to side aspect, underfloor heating. Opening to:

## Lounge

Window to side aspect, radiator, wood burning stove on granite hearth which is shared with the snug, ceiling spots.

## First Floor Landing

Access to loft space, cupboard with shelving, doors to:

### Bedroom One

Two Velux windows, double glazed window to side aspect, radiator, range of fitted bedroom furniture, ceiling spots, cupboard with lighting, door to:

### Ensuite

Double glazed window to rear aspect, mostly tiled, generous shower cubicle with shower, tiled flooring, WC, vanity wash hand basin, chrome heated towel rail, shaver socket with light, ceiling spots.

### Bedroom Two

Double glazed window to side aspect, radiator, fitted wardrobes and drawers.

### Bedroom Three

Velux window, double glazed window to side aspect, radiator, door to:

### Ensuite

Velux window, chrome heated towel rail, vanity wash hand basin, WC, shower cubicle, shaver point with light, tiled walls.

### Bedroom Four

Velux window, double glazed window to side aspect, radiator, fitted bedroom furniture, radiator, door to:

### Ensuite

Velux window, chrome heated towel rail, vanity wash hand

basin, WC, shower cubicle, light with shaver point, tiled walls.

### Bathroom

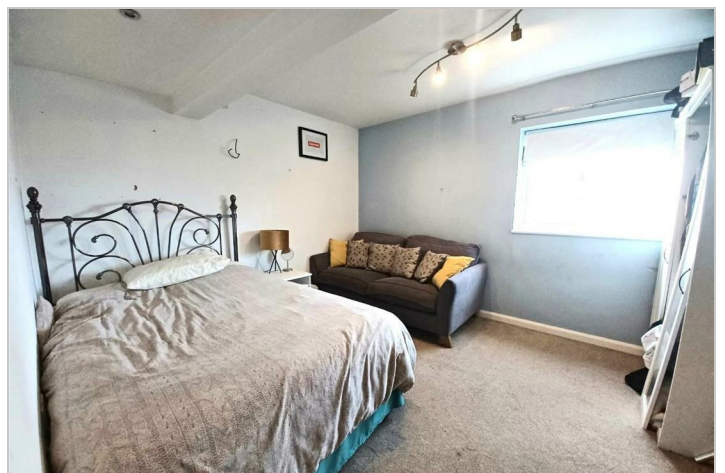
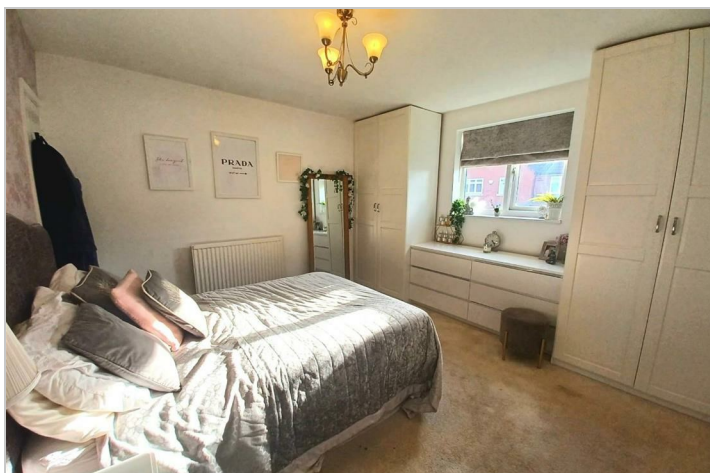
Double glazed window to side aspect, tiled flooring, part tiled walls, shower cubicle with Triton shower, panelled bath, WC, pedestal wash hand basin, ceiling spots, heated towel rail.

### Bedroom Six/Study

Double glazed window to front aspect with views of North Nibley Monument, Worcester boiler.

### Outside

With driveway parking, stone walling, gated access to rear of property. To the rear there is patio area, lawned area, enclosed with gated access to the front of the property, summerhouse, various plants and shrubs.



## Road Map



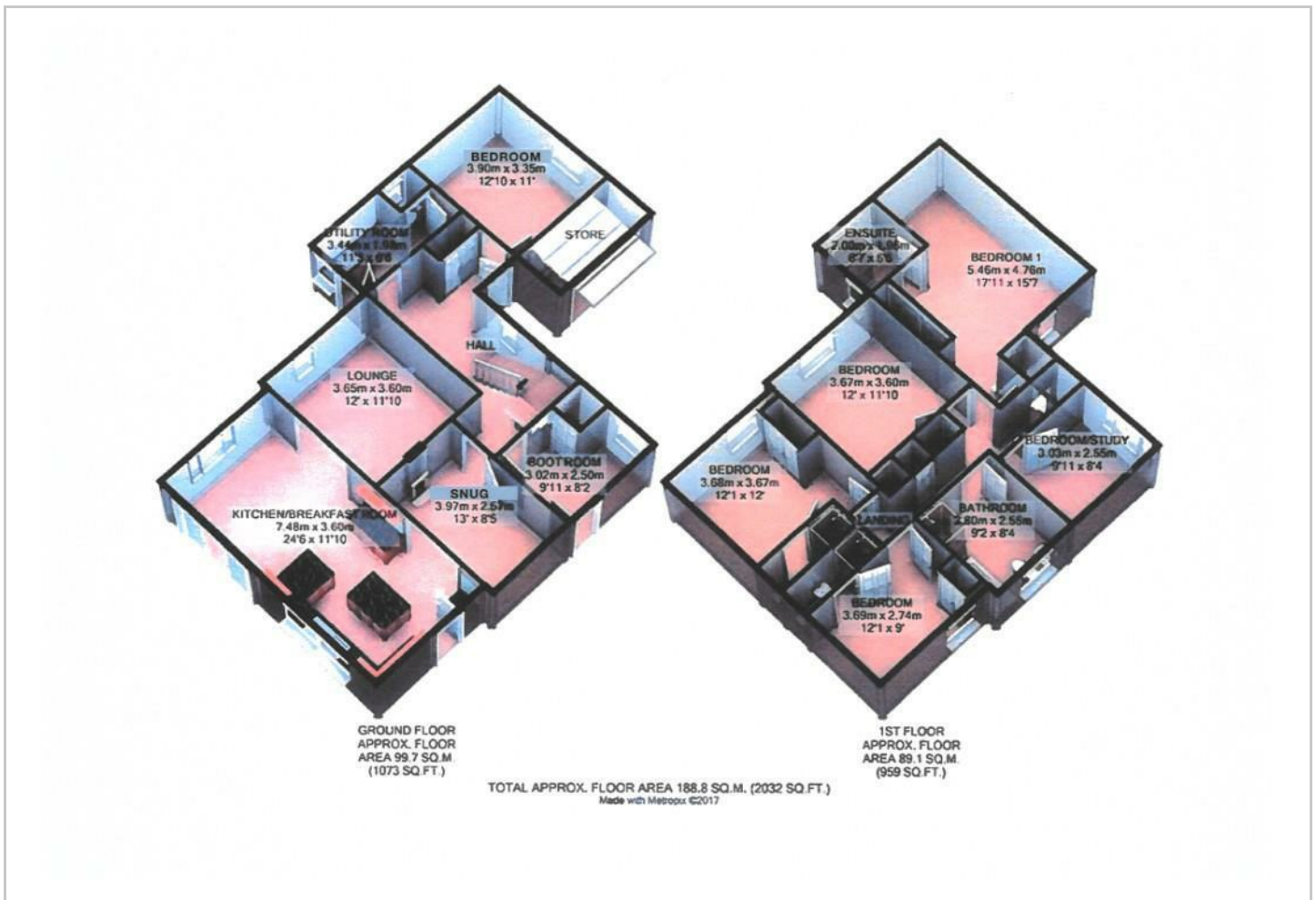
## Hybrid Map



## Terrain Map



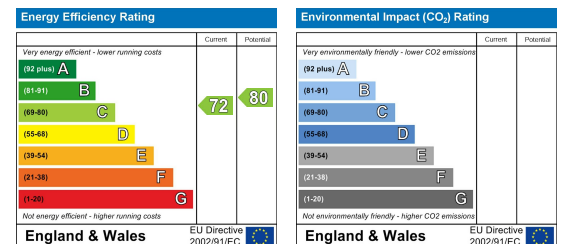
## Floor Plan



## 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.