

HUNTERS[®]

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157 Woodlands Road

Charfield, South Gloucestershire, GL12 8LA

Guide Price £355,000



Council Tax: C



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Found in a cul-de-sac location in the popular village of Charfield, this detached family home offers; entrance hallway, lounge/dining room with doors leading to the fitted kitchen and garden room, there is also a further reception room on the ground floor. The first floor comprises, three bedrooms and family bathroom. Outside the property has a front garden with plenty of driveway parking with an enclosed rear garden leading to the rear of the partial garage.

The village of Charfield is within easy reach of countryside walks, the M5 Junction being found approximately three miles away offering access to the cities of Bristol, Cheltenham and Gloucester. Mainline railway stations can be found at Bristol Parkway and Stroud, all a convenient drive. Discussions to re-open the Charfield Station are in progress with details available to view on-line.

Charfield has an excellent primary school, local shop and post office, garage and two public houses, one a short stroll away from the property. Katharine Lady Berkeley Secondary School can be found close by, nestled between Charfield, Kingswood and Wotton under Edge.

- **Detached Family Home**
- **Lounge/Dining Room**
- **Garden Room with French Doors to Garden**
- **Front Garden with Driveway Parking for Several Cars**
- **Cul-de-Sac Location in the Popular Village of Charfield**
- **Fitted Kitchen and Second Reception Room**
- **Three Bedrooms and Family Bathroom**
- **Enclosed Rear Garden**

Entrance Hallway

Via glazed door, radiator, stairs leading to the first floor and doors to:

Second Reception Room

Window to front aspect, radiator and access to loft space.

Lounge/Dining Room

Window to front aspect, feature fireplace with electric fire, cupboard and arch to the dining area

with double glazed door leading to garden room and door to:

Kitchen

Window to front aspect, range of fitted wall and base units with work surfaces and stainless steel sink unit with mixer tap, space for washing machine, integral dishwasher, part tiled walls, fitted oven and hob with extractor over.

Garden Room

Having French doors to garden, low walling, two radiators and new clad ceiling, further side door to garden.

First Floor Landing

Window to side aspect with open views, loft access, airing cupboard, doors to:

Bathroom

Window to rear aspect, bath with power shower over, wc and pedestal wash hand basin, tiled flooring, tiled walls, chrome heated towel rail, ceiling spotlights.

Bedroom

Window to rear aspect, radiator, fitted wardrobes.

Bedroom

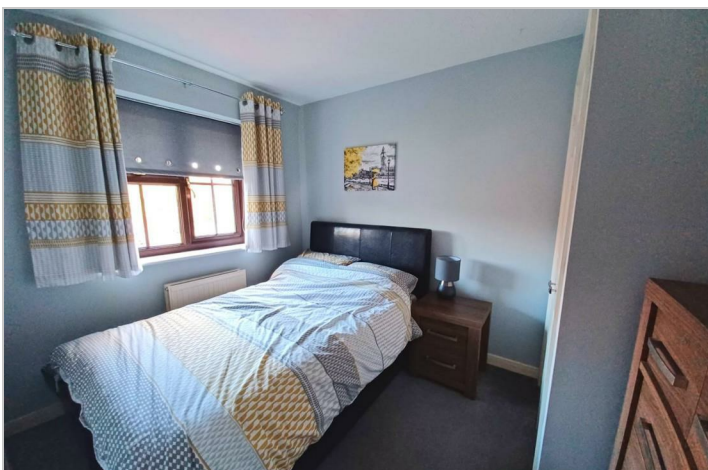
Window to front aspect, radiator, fitted wardrobe.

Bedroom

Window to front aspect, radiator.

Outside

The rear garden is enclosed by fencing with paved patio area, gate to front, lawned area, two garden sheds, further paved area to side, plants and shrubs. Door leading to partial garage with Worcester boiler, power and light. To the front there is driveway parking for several cars, hedging and gated access to rear.



Road Map



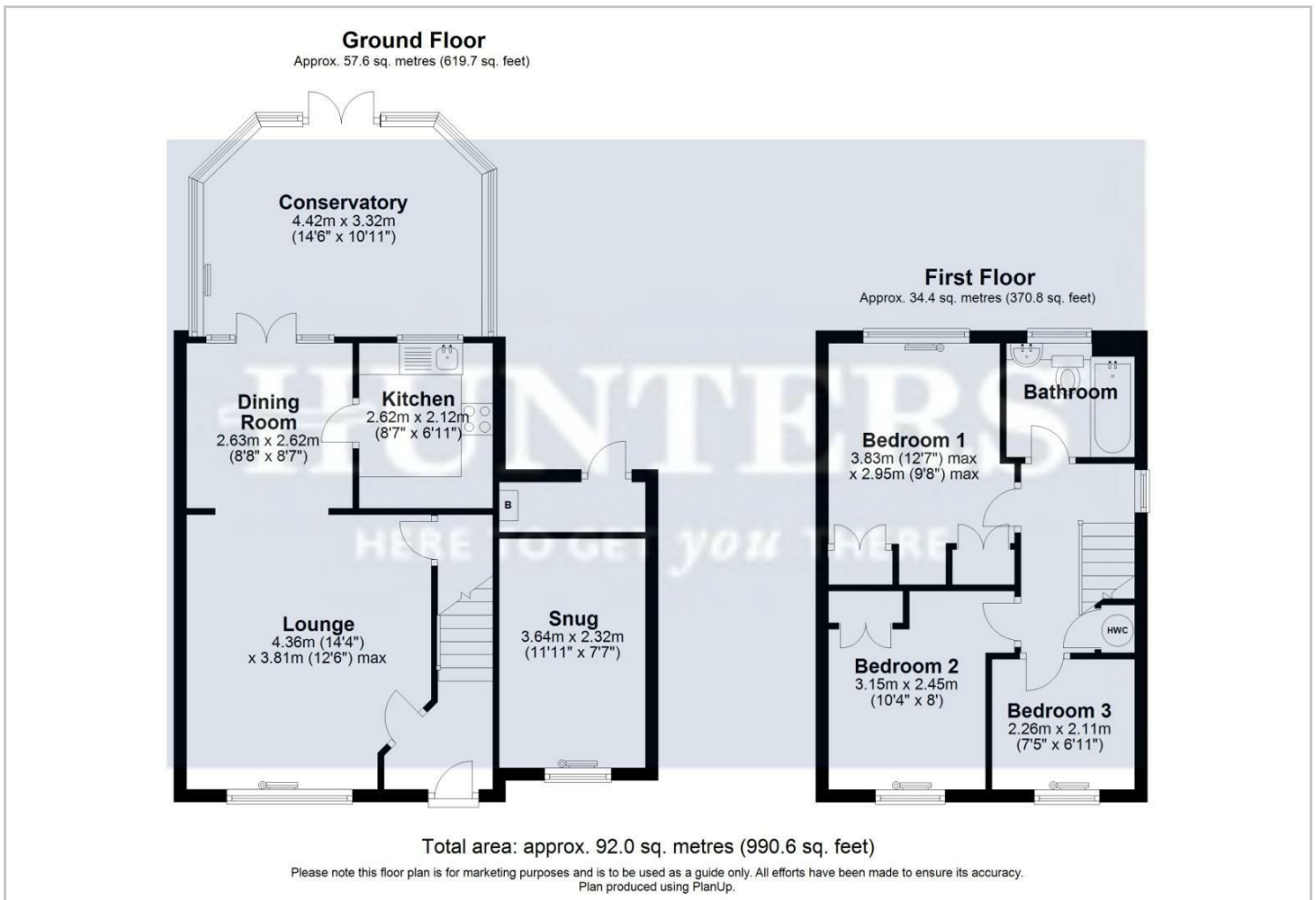
Hybrid Map



Terrain Map



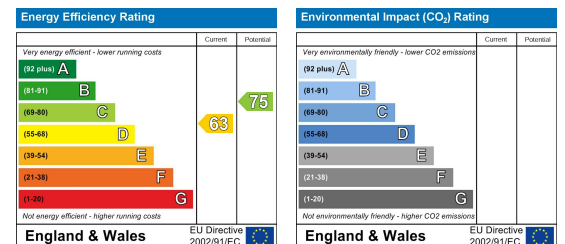
Floor Plan



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.