

HUNTERS[®]

HERE TO GET *you* THERE



88 Court Orchard

Wotton-Under-Edge, GL12 7JE

£425,000



Council Tax: D



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Entrance Porch

Via glazed door, tiled flooring, windows to side aspects, doors to;

Entrance Hallway

Stairs to first floor, radiator, under-stairs cupboard, doors to;

Cloakroom

Window to side aspect, wash hand basin set in unit, wc, part tiled walls.

Annexe (previously the garage)

Door and window to front, electric wall heater, work-surface with stainless steel sink unit and mixer tap, space beneath for washing machine, dish-washer and fridge, opening to;

Shower Room

With walk-in shower, wash hand basin, wc, tiled floor and walling.

Lounge/Dining Room

Window to front aspect, wood-burning stove, patio doors to conservatory, two radiators, door to;

Fitted Kitchen/Breakfast Room

Window to rear aspect, door to garden, range of wall and base units with work surfaces, space's for cooker with extractor over, dishwasher and tumble dryer. tiled splash backs, radiator, space for fridge/freezer.

Landing Area

Access to loft space, airing cupboard, doors to;

Bedroom One

Window to front aspect, range of fitted bedroom furniture, radiator, further cupboard.

Bedroom Two

Window to rear aspect with countryside views, cupboard.

Bedroom Three

Window to rear aspect with countryside views, fitted cupboard.

Bathroom

A lovely modern bathroom with free-standing bath with floor standing taps, wc, contemporary wash hand basin, walk-in shower, chrome heated towel rail.

Bedroom Four

Window to front aspect, radiator, range of cupboards.

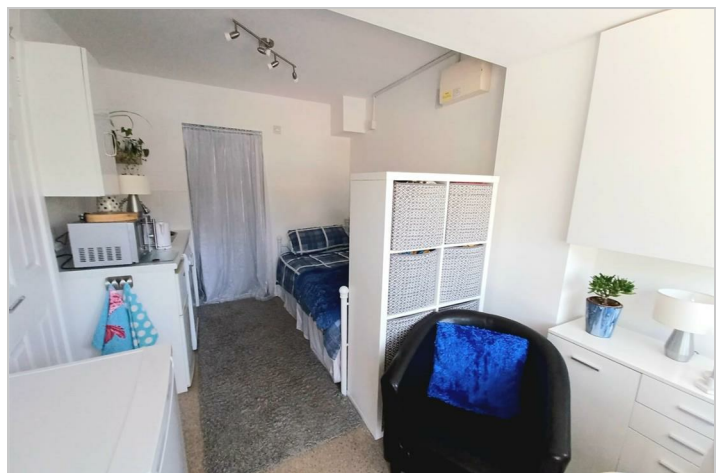
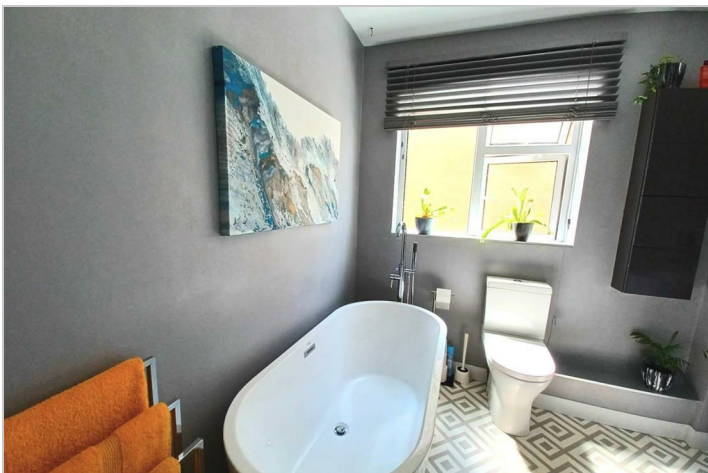
Garden

To the front of the property you will find paved parking for several cars. The rear garden has a patio, various seating areas, generous workshop-shed. There is also a Summer House providing an outdoor eating area.

A great opportunity to purchase this spacious detached family home with annex found in a popular cul-de-sac location in Wotton Under Edge. The property offers, to the ground floor, a generous entrance hallway with access to the annex with lounge/bedroom, kitchen area and en-suite shower room, cloakroom. lounge/dining room with patio doors to the conservatory and fitted kitchen. To the first floor there are four bedrooms and contemporary bathroom. Outside the property has a front garden with driveway parking. The rear garden is a great outside space with various seating areas, workshop/shed and a great indoor entertaining area.

Wotton under Edge is a delightful market town which provides a good choice of shops, a cinema, swimming pool (Summer Time), public houses, wine bar and restaurants/coffee shops. There are also nearby golf courses, lovely walks with close access to The Cotswold Way. You will also find two primary schools in the town with the reputable Katharine Lady Berkeley Secondary School within easy access. The property benefits from good commuter links with Junction 14 of the M5 motorway providing fast routes to Bristol, Gloucester and London.

- Substantial Detached Family Home
- Lounge/Dining Room
- Fitted Kitchen/Breakfast Room
- Good Size Conservatory
- Four Bedrooms With Views To The Rear
- Annexe With En-Suite and own Entrance
- Downstairs Cloakroom
- Contemporary Bathroom
- Paved Driveway Parking
- Rear Garden with Entertaining Area and Shed



Road Map



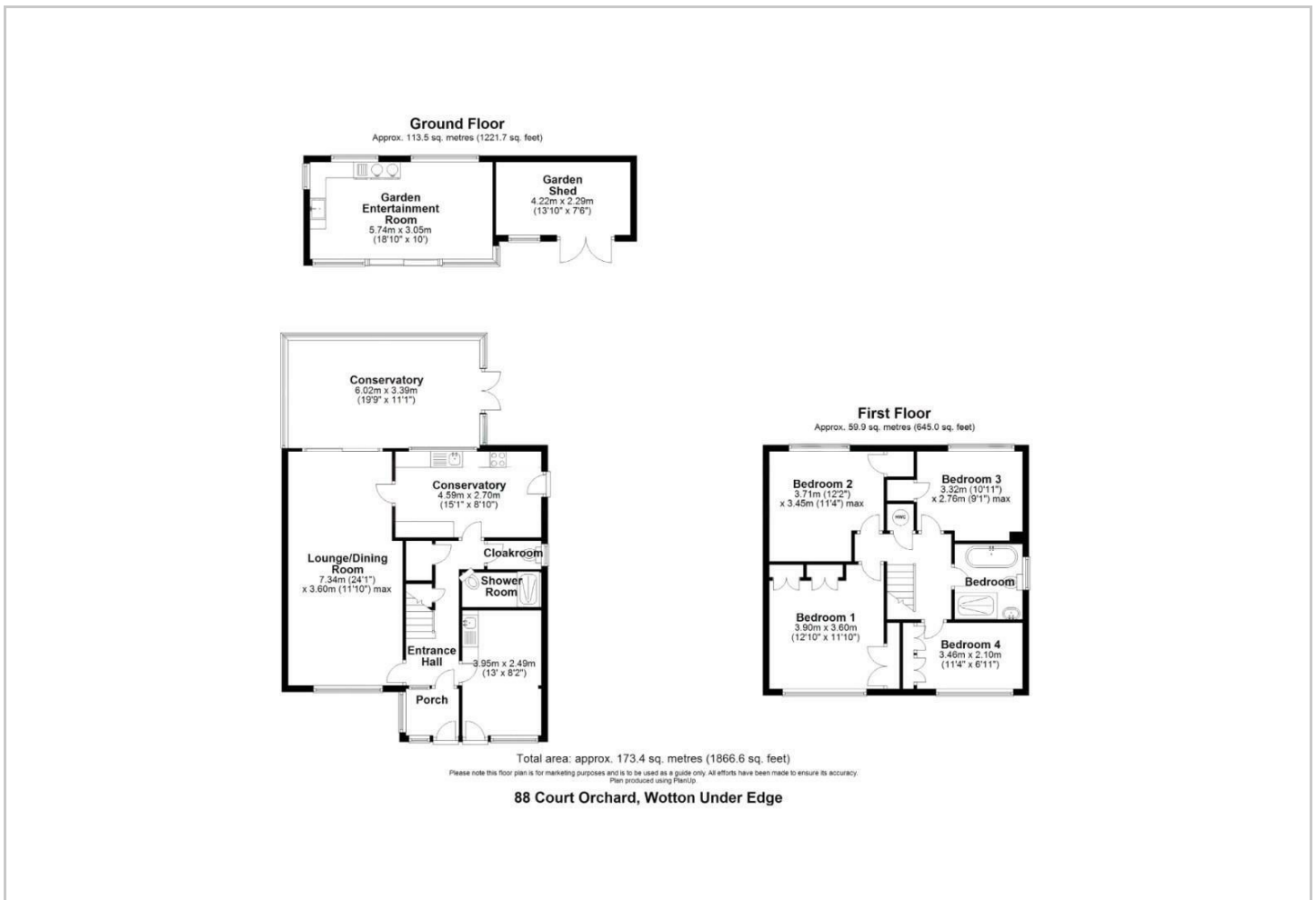
Hybrid Map



Terrain Map



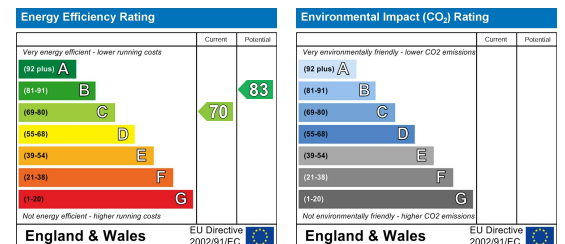
Floor Plan



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.

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