

# HUNTERS<sup>®</sup>

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## 12 Old Brookend

Berkeley, GL13 9SQ

Asking Price £399,950



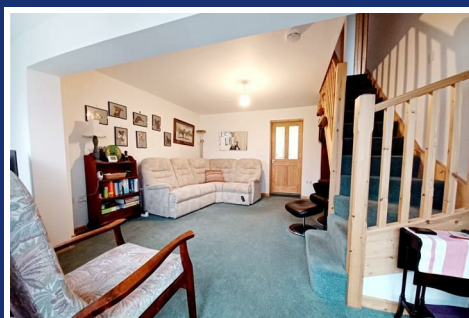
Council Tax: C



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## Generous Entrance Porch

A spacious entrance lobby with two velux windows, two further windows, radiator, door to;

## Kitchen/Dining Room

21'4 x 11'5 (6.50m x 3.48m)

Range of contemporary wall and base units with composite work-surfaces, Richmond stoves style range oven with induction hob, extractor over, one and a half bowl sink unit with mixer tap, tiled splash-backs, space for fridge/freezer, terracotta tiled flooring, plumbing for washing machine, dual aspect windows to front and side aspects, the dining area has useful storage units, door to;

## Lounge

16'6 x 13'4 (5.03m x 4.06m)

Stairs to first floor, two radiators, double glazed window to front aspect, French doors leading into;

## Conservatory

10' x 10' (3.05m x 3.05m)

Double glazed sliding door leading out to the raised seating area overlooking the South West facing garden.

## Study/Bedroom Four

16'8 x 7'3 (5.08m x 2.21m)

Double glazed window to front aspect overlooking the garden, radiator, door to;

## En-Suite Cloakroom

With low level wc, vanity wash hand basin, radiator, double glazed window, Worcester gas combi boiler.

## First Floor Landing

From the lounge stairs lead to first floor landing with doors to;

## Bedroom One

11'5 x 11'2 (3.48m x 3.40m)

With double glazed window overlooking the allotments to the rear, radiator.

## En-Suite-Shower Room

Generous shower cubicle, low level wc, wash hand basin, radiator, double glazed window, tiled flooring, light with shaver point.

## Bedroom Two

11'11 x 10' (3.63m x 3.05m)

Double glazed window with views, access to part boarded loft with insulation. (The vendors previously had planning permission to extend this room).

## Bedroom Three

12'3 x 7'9 (3.73m x 2.36m)

Double glazed window with views, over-stairs storage cupboard, radiator. (There vendors previously had planning permission to extend this room).

## Family Bathroom

Double glazed window, bath with over-bath shower, low level wc, pedestal wash hand basin, chrome heated towel rail, radiator, recessed storage area.

## Outside Rear

With gated access leading to the property, raised lawned area, two outside water taps, outside lighting, greenhouse, two garden sheds, path leading to the Garden Room with power and heating. A further gate leads to the parking area for several cars. A side gate with path leads to the front garden.

## Outside Front

The front garden is well established with a generous lawned area with mature shrubs and plants with a feature Monkey Puzzle Tree. There is a raised seating area which enjoys the lovely views across to the Severn and surrounding area with a South West aspect.

Tucked away in the countryside location of Old Brookend with access to local walks on the doorstep, this delightful property has been fully renovated and extended by the current vendors with landscaped gardens to the front and rear. The property offers versatile accommodation arranged over two floors which comprises; a generous entrance lobby with stable door giving access to the contemporary kitchen/dining room. A door leads to the lounge with double doors into the conservatory. A further door leads to the study/bedroom four with en-suite cloakroom. Stairs from the lounge lead to the first floor where you will find three good size bedrooms, the principal bedroom having an en-suite shower room, and bathroom. Outside, the securely enclosed rear garden has a paved seating area with steps leading to the lawned area. A path leads up the garden to the Garden Room and off street parking area for several cars. The front garden is also securely fenced, well established with an array of plants and shrubs with a feature Monkey Puzzle Tree and raised seating area to enjoy the sunny aspect.

Although essentially rural in character the hamlet of Old Brookend is by no means isolated being within easy reach of the bustling historic castle town of Berkeley which offers a wide range of amenities 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. The smaller market towns of Wotton under Edge, Thornbury and Dursley are within easy reach and offer a wide range of shopping, educational and recreational facilities.

- Delightful Fully Renovated Detached Property
- Sought After Countryside Location with Views
- Generous Kitchen/Dining Room, Lounge and Conservatory
- Study/Bedroom Four with En-Suite Cloakroom
- Three Good Size Bedrooms, Principal Having En-suite Facilities
- Contemporary Bathroom
- Well Maintained and Established Front and Rear Gardens with Garden Room



## Road Map



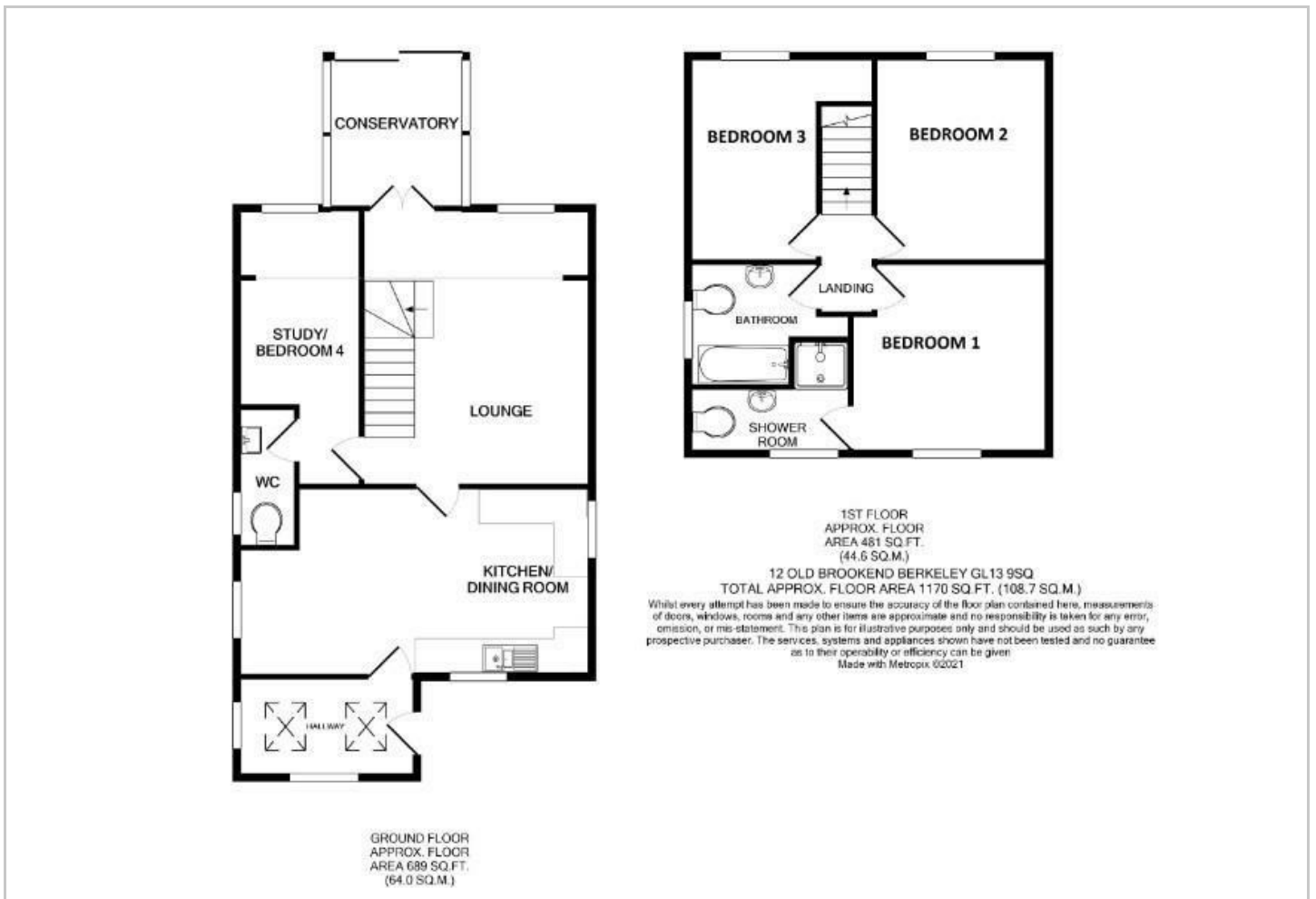
## Hybrid Map



## Terrain Map



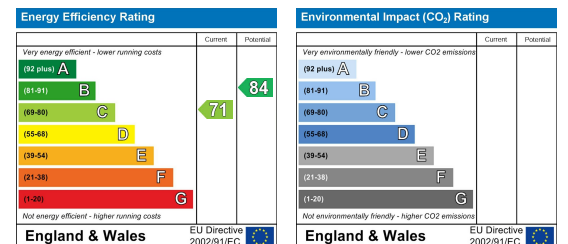
## Floor Plan



## 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.