



46 Longs View, South Gloucestershire GL12 8HZ

HUNTERS
EXCLUSIVE

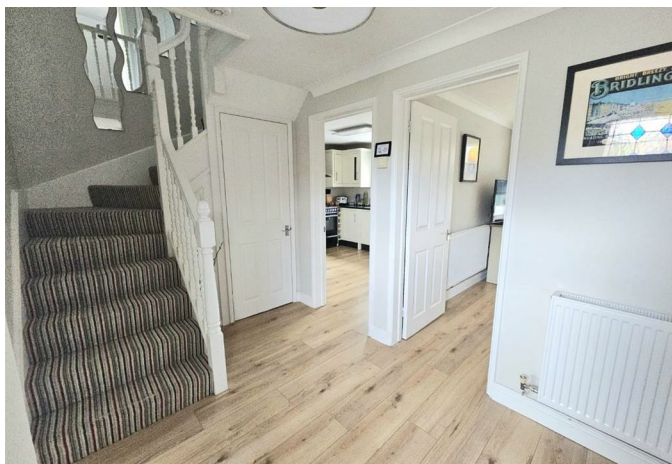


46 Longs View, South Gloucestershire GL12 8HZ

NO ONWARD CHAIN.....Found in the sought after development of Longs View, Charfield, this extremely well presented detached family home was built by the reputable Bryant Homes, found tucked away in a cul-de-sac location of only three detached homes. On entering the property you are met by a spacious hallway with cloakroom and doors giving access to the lounge found to the front of the property with bay window. The fitted kitchen/breakfast room, with breakfast bar, is found to the rear of the property with a range of units with granite work-surfaces. A door from the kitchen leads to the utility room with doors leading to the side. A study leads into the dining room/garden room with French doors into the garden. The first floor has a landing area which in turn leads to the main bedroom with a range of fitted wardrobes and en-suite shower room with three further bedrooms and family bathroom. Outside the property is approached via a private driveway leading to just three houses. The front garden has driveway parking for several cars leading to the single garage. The rear garden is fully enclosed with patio area and lawned area with feature shingle area with plants and shrubs. Viewing Essential.

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.

Offers In Excess Of
£465,000





Ground Floor Accommodation

Entrance Hallway

A spacious entrance hallway with stairs leading to the first floor, under-stairs cupboard, radiator, doors to;

Downstairs Cloakroom

Window to front aspect, wash hand basin, wc, ladder radiator.

Lounge

13'10" x 13'5" into bay

Bay window to front aspect, radiator, marble effect fireplace with coal effect gas fire on hearth with surround.

Kitchen/Breakfast Room

11'10" x 9'6"

Window to rear aspect, range of shaker style wall and base units with granite work-surfaces, inset one and a half bowl sink unit with mixer tap, granite breakfast bar area, Flavel 8 burner range style oven with pan drawer and extractor over, plumbing for dishwasher, built-in microwave, opening to;



Utility Room

6'10" x 4'9"

Door to side garden, space for fridge/freezer, gas boiler.

Study Area/Dining Area/Garden Room

27'4" x 9'8" max

A door from the hallway leads to the study/dining area which in turn leads to the garden room with glazed windows and French doors leading to the rear garden.

First Floor Accommodation

Landing Area

A dog-leg staircase leads to the first floor landing area, access to loft space, airing cupboard, doors to;

Bedroom One

11'11" x 11'10"

Window to front aspect, generous range of built-in wardrobes, radiator, door to;



En-Suite

Window to side aspect, shower cubicle with mains shower, wc, vanity wash hand basin with storage beneath, ladder radiator, partially tiled walls.

Bedroom Two

9'8" x 9'8"

Window to rear aspect, built-in wardrobes, radiator.

Bedroom Three

9'4" x 8'5" x 11'6" max

Window to side aspect, eaves storage space, radiator.

Bedroom Four

11'6" x 6'9"

Window to front aspect, radiator.

Bathroom

Window to rear aspect, 'P' shaped bath with electric over bath shower with screen, wc, wash hand basin, fully tiled.



Outside

Front Garden

The front garden is accessed via a private shared driveway leading to three properties. The driveway has parking for several cars with paved gated access leading to the rear garden with a well tended lawned area with shrubs.

Rear Garden

The rear garden is of a generous size being fully enclosed with patio area, good size lawned area, array of plants, trees and shrubs with gated access leading to the front of the property.

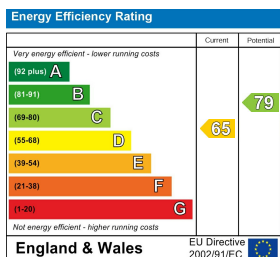
Garage

With metal up and over door, power and light.



- Sought After Location in Charfield
- Entrance Hallway and Cloakroom
- Lounge and Kitchen/Breakfast Room with Utility Room
- Study/Dining Room/Garden Room
- Main En-Suite Bedroom
- Three Further Bedrooms and Bathroom
- Generous Rear Garden with Patio
- Garage and Driveway Parking
- Viewing Essential
- No Onward Chain

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. 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.



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
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