

HUNTERS[®]

HERE TO GET *you* THERE



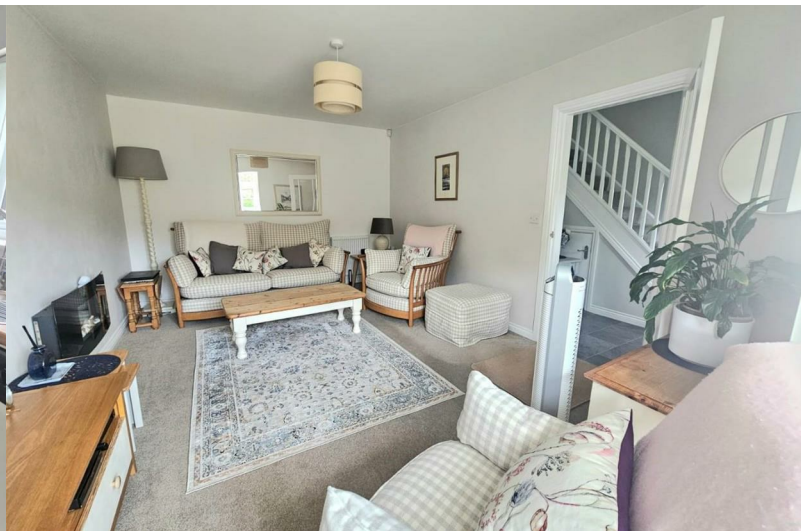
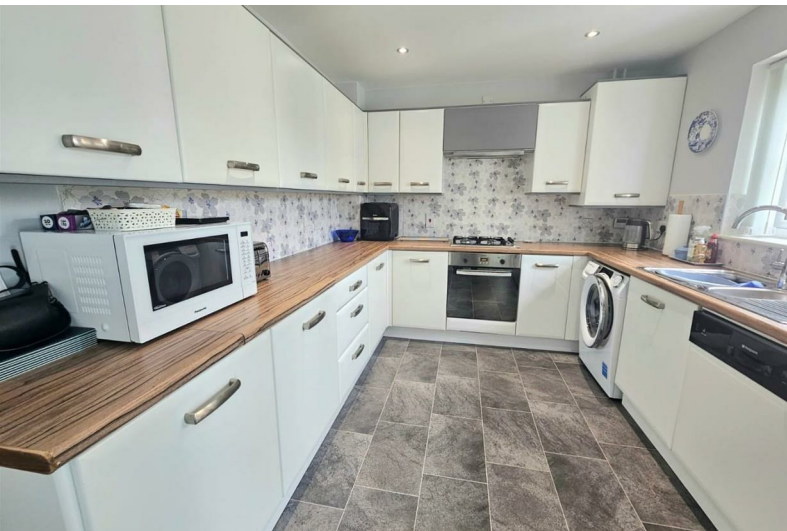
5 Wortley Road

Wotton-Under-Edge, GL12 7NX

Guide Price £385,000



Council Tax: D



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Entrance Hallway

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

Cloakroom

Vanity wash hand basin set in unit, wc, radiator, part-tiled walls, Karndean flooring.

Lounge

Walk-in bay window to front aspect, two radiators.

Kitchen/Breakfast Room

Window to rear aspect, range of wall and base units with work-surfaces, one and a half bowl sink unit with mixer tap, integral dishwasher, space for washing machine and fridge/freezer, fitted oven and hob, Karndean flooring, gas boiler in wall unit, radiator, built-in tv point, French door to;

Conservatory

French doors leading to the garden, windows to side with glass roof, electric radiator.

First Floor Accommodation

Landing Area

From the entrance hallway stairs lead to first floor landing with access to loft space, dome ceiling light well, radiator, doors to;

Bedroom Two

Window to rear aspect with views, radiator.

Bedroom One

Window to front aspect with window shutters, radiator, fitted cupboard, door to;

En-Suite

Window to front aspect, wc, radiator, shower cubicle with mains shower, part tiled walls, shaver point, wc, pedestal wash hand basin, radiator.

Bedroom Three

Window to rear aspect with views, radiator.

Bathroom

Bath with tap shower attachment, part tiled walls, wc, dome ceiling light well, pedestal wash hand basin, extractor fan, radiator.

Outside

Enclosed by walling with lawned area, path to front door, side access leading to the rear of the property. The parking is found to the rear of the property via electric gates giving access to two allocated parking spaces with a further three visitor spaces and further allocated spaces for residents.

Rear Garden

The well established and maintained rear garden has a patio area with lawned area, feature pergola with natural hedging and an abundance of plants and shrubs. A path leads down the garden to the rear gate which gives access to the allocated parking to the rear of the property. There is also a useful workshop with power and light and a further shed.

Parking

Private off street parking for two cars via electronic gates is found to the side of the property.

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Found in the charming market town of Wotton-under-Edge, this extremely well presented, three-bedroom detached family home offers a perfect blend of comfort and convenience. Just a stone's throw from the town centre, residents will enjoy easy access to local amenities, shops, and schools, making it an ideal location for families.

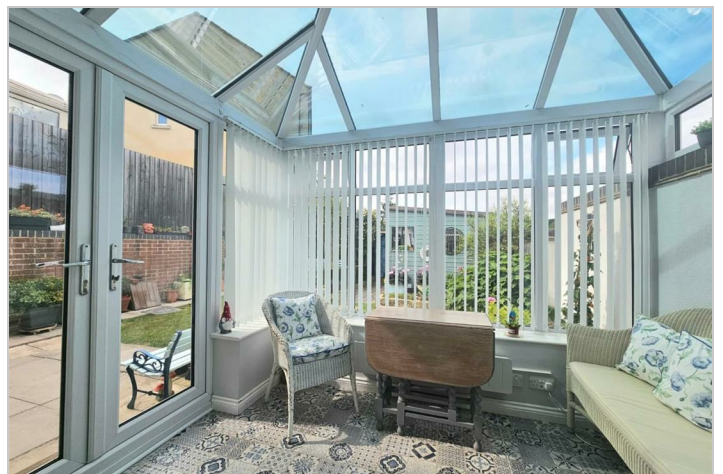
Upon entering the property, you are greeted by a welcoming entrance hallway that leads to a good size lounge with walk-in bay window, perfect for relaxation and entertaining. The heart of the home is undoubtedly the lovely kitchen/breakfast room, which provides a warm and inviting space for family meals and gatherings. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a seamless connection to the garden, ideal for enjoying the outdoors.

The property boasts three double bedrooms, with the main bedroom featuring an en-suite for added privacy and convenience with a further family bathroom.

This thoughtful layout ensures that there is ample space for the growing family and with its desirable location, spacious interior, and family-friendly features, this property is a wonderful opportunity for those seeking a new home in Wotton-Under-Edge.

Please Note; There is an estate charge of approx £700 for the communal areas of the development. Please ask agents for further details.

- Extremely Well Presented Detached Family Home Constructed in 2014
- Entrance Hallway and Downstairs Cloakroom
- Lovely Fitted Kitchen/Breakfast Room and Conservatory
- Family Bathroom
- Gated Allocated Parking for Two Cars
- Close to Wotton Town Centre
- Lounge with Walk-In Bay Window
- Three Double Bedrooms, Main En-Suite
- Well Established Front and Rear Gardens with Handy Work-Shop and Shed



Road Map



Hybrid Map



Terrain Map



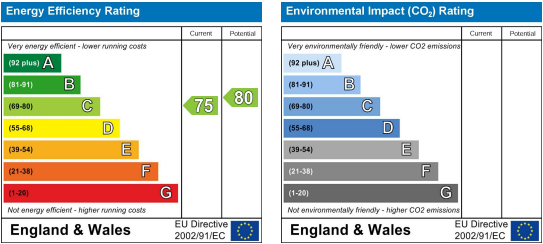
Floor Plan



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.