



23 Reeves Drive, Berkeley GL13 9FJ

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Located in a sought-after position within this modern development, Reeves Drive is a stunning and spacious five-bedroom detached family home, beautifully upgraded by the current owners to offer both comfort and style.

The ground floor has been enhanced by the garage conversion, now creating a cosy snug – perfect as a second sitting area or playroom. This flows seamlessly into the modern kitchen and dining area, offering a bright, sociable space ideal for family life and entertaining. A separate lounge provides a quieter retreat, and there is also a ground floor WC for convenience.

The rear garden features a patio area for dining or relaxing, with the remainder laid to lawn and benefiting from side access and a private, non-overlooked aspect.

Upstairs, there are five well-proportioned bedrooms, including a generous main bedroom with en-suite shower room and built-in storage. A modern family bathroom serves the remaining bedrooms, and there is loft access for additional storage.

To the front, the property benefits from a block-paved driveway, electric car charging point, and a covered porch added by the sellers. The house enjoys an open outlook across fields, with no property directly in front, making its position one of the most desirable on the estate.

Asking Price £450,000





Entrance Hall

Canopy entrance porch with door to entrance hall having stairs to first floor landing, small window to front.

Cloakroom

Wash hand basin, wc.

Lounge

Window to front, radiator.

Kitchen/Dining Room

Fitted with a range of modern wall and base units with wooden work-surfaces over, sink and drainer unit, integrated dishwasher, space and plumbing for washing machine, built-in oven with hob unit and extractor over, wall mounted combination boiler, two sets of French doors to garden. window to rear, space for tall fridge/freezer. radiator.

Snug

Window to front, radiator.

First Floor Landing

From the entrance hall stairs lead to first floor landing with doors to:



Bedroom One

Window to front, radiator, built-in storage, door to ensuite.

Ensuite

Fitted with shower cubicle, wash hand basin, wc, part tiled walls, frosted window, radiator.

Bedroom Two

Window to front, radiator.

Bedroom Three

Window to rear, radiator.

Bedroom Four

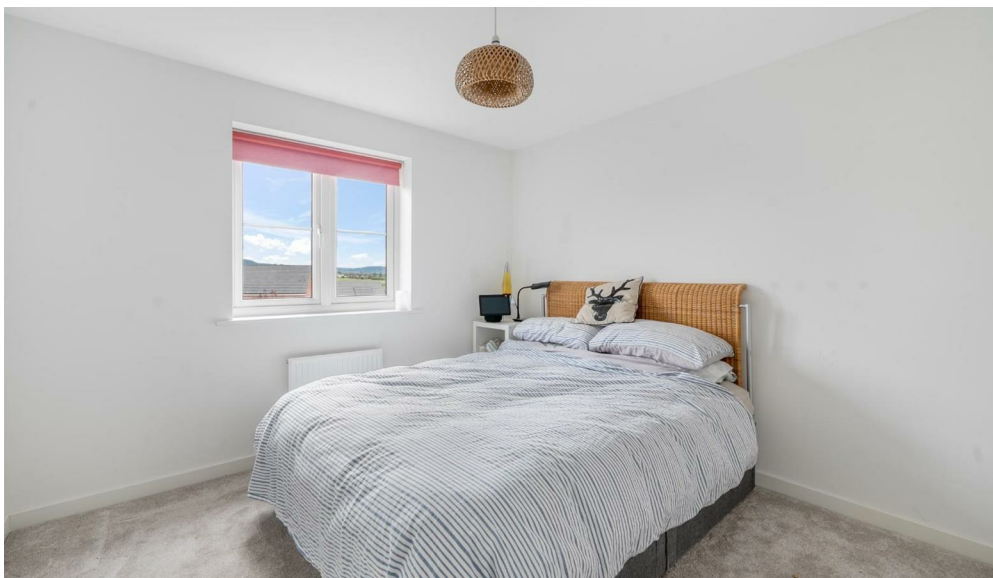
Window to rear, radiator.

Bedroom Five

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising panelled bath, wc, wash hand basin, part tiled walls, frosted window.



Outside Rear

The rear garden is laid to lawn with shrubs and bushes, patio seating area with pergola over, storage shed and fence boundaries.

Outside Front

The front is laid to blocked paved driveway with car charging point and side access to rear.

Anti-Money Laundering (AML) Compliance

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.



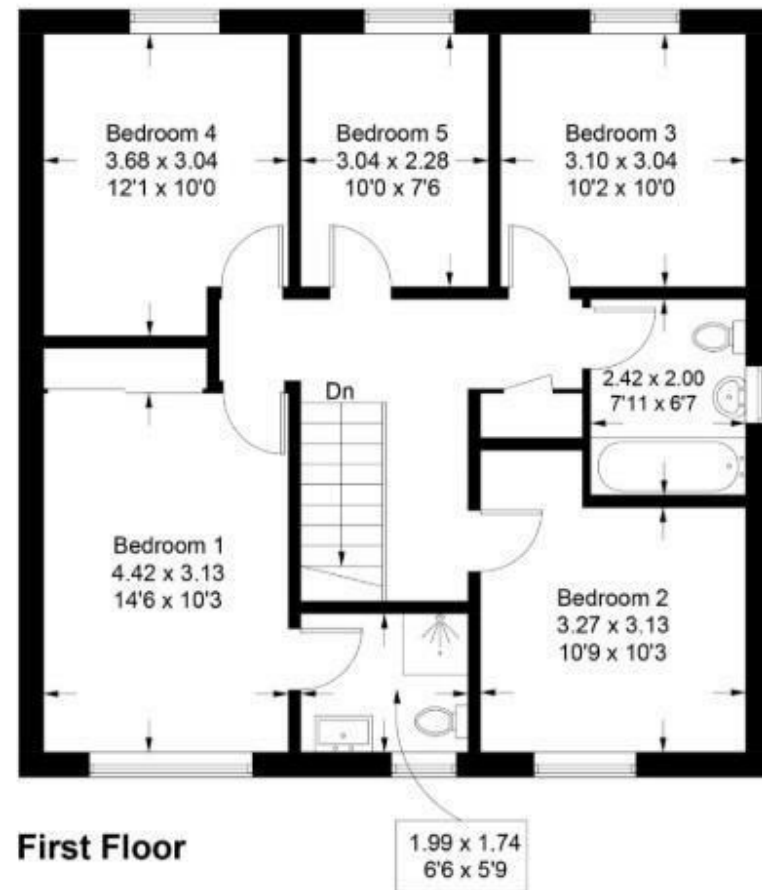


- Modern and beautifully presented five-bedroom detached family home
- Garage converted into a cosy snug, creating a bright and sociable ground floor layout
- Spacious kitchen and dining area – ideal for entertaining
- Separate lounge and ground floor WC
- Private rear garden with patio area, lawn, and side access
- Not overlooked at the rear or front – offering privacy throughout
- Block-paved driveway with parking for multiple vehicles
- Electric car charging point and porch added by the sellers
- Located in a desirable position on the estate, with open fields to the front
- Main bedroom with en-suite shower room and built-in wardrobes

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.



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1237700)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

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