

HUNTERS[®]

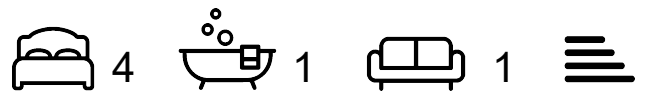
HERE TO GET *you* THERE



11 Baylands

Newtown, Berkeley, GL13 9NX

Guide Price £345,000



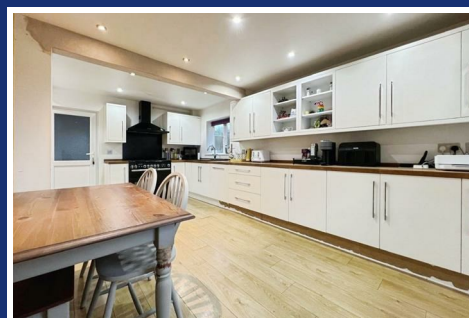
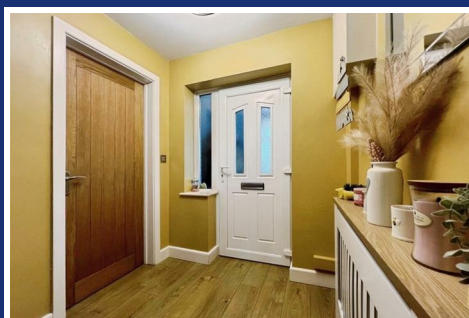
Council Tax: B



11 Baylands

Newtown, Berkeley, GL13 9NX

Guide Price £345,000



This beautifully maintained four-bedroom semi-detached house is a rare find in the desirable Sharpness area, occupying a large plot with driveway parking for multiple vehicles. The property has been carefully updated and looked after by the current owners, creating a stylish and welcoming family home.

At the heart of the property is a modern kitchen/diner, fitted with contemporary units, integrated appliances, and a gas range cooker, offering direct access to the generous rear garden - perfect for entertaining, family meals, or outdoor living. A separate lounge, tastefully decorated throughout, features French doors opening onto the garden, creating a bright and inviting space that flows seamlessly outdoors.

The home also benefits from a practical front porch, ideal for coats and shoes while enhancing energy efficiency. To the rear, a utility area and downstairs WC (accessed externally) provide a convenient space for laundry and storage, with the combination boiler housed here. An outside shed and side access complete the practical elements of this property.

Upstairs, the property offers three double bedrooms, a fourth single bedroom, and a modern family bathroom, providing flexible accommodation for families of all sizes. The wraparound garden is laid mainly to lawn, with plenty of space for outdoor activities, planting, or creating your own private retreat.

- Rarely available four-bedroom semi-detached house
- Modern kitchen/diner with integrated appliances and gas range cooker
- Separate lounge with French doors opening onto the garden
- Utility area and downstairs WC (accessed externally), housing the combination boiler
- Modern family bathroom
- Generous plot with driveway parking for multiple vehicles
- Direct access from the kitchen/diner to the generous rear garden
- Practical front porch, improving energy efficiency and providing storage for coats and shoes
- Three double bedrooms and one single bedroom upstairs
- Rear garden laid mainly to lawn, with side access and an external shed

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.



Sharpness is a charming and well-connected village on the banks of the River Severn, offering a unique blend of waterside living and rural tranquillity. The village is home to Sharpness Docks and Marina, providing scenic waterside walks, boating opportunities, and a strong sense of community. Local amenities include shops, a primary school, and eateries, while nearby Berkeley offers additional facilities, including supermarkets, cafes, and historic attractions.

For commuters, Sharpness benefits from excellent transport links, with easy access to Gloucester, Bristol, and the M5. The surrounding countryside provides an abundance of outdoor recreational opportunities, including walking, cycling, and countryside exploration, making Sharpness an ideal location for families and those seeking a peaceful yet convenient lifestyle.

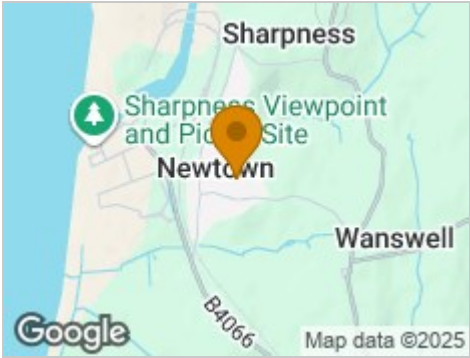
Road Map



Hybrid Map



Terrain Map



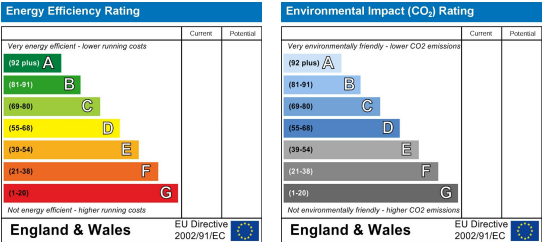
Floor Plan



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.