

HUNTERS[®]

HERE TO GET *you* THERE



1 Station Close

Charfield, South Gloucestershire, GL12 8SN

Asking Price Guide Price £425,000



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2



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Council Tax: E



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Guide Price £425,000



Entrance Hallway

Via part glazed door, laminate flooring, stairs to first floor landing, radiator, understairs storage cupboard and doors leading to:

Cloakroom

Vanity wash hand basin with tiled splash-back, radiator, wc, tiled flooring, extractor fan and wooden shelf.

Kitchen/Breakfast Room

14'9 x 9'8 (4.50m x 2.95m)

Dual aspect windows with views to North Nibley, range of wall and base units with work-surfaces over, one and a half bowl sink unit with mixer tap, tiled flooring, integrated fridge/freezer, pull-out shelving cupboard, fitted double oven and microwave, extractor fan, five ring gas hob, tiled splash-back, radiator, integral washer/dryer and fitted dishwasher.

Lounge/Dining Area

24'9 x 15'1 (7.54m x 4.60m)

Having French doors leading to garden, dual aspect windows, two radiators and three Velux windows.

First Floor Landing

From the entrance hall stairs lead to first floor landing with access to loft space and airing cupboard with Santon Premier Plus Cylinder.

Bedroom One

13'3 x 12'1 max (4.04m x 3.68m max)

Dual aspect windows with views, radiator and door leading to:

En-Suite

Window to side aspect, good size shower cubicle, WC, wash hand basin, chrome towel rail, part tiled walls and shaver point.

Bedroom Two

12'3 x 9'1 (3.73m x 2.77m)

Window to side aspect with views and radiator.

Bathroom

Window to rear aspect, WC, wash hand basin, bath with screen and shower attachment, chrome towel rail, tiled flooring and part tiled walls.

Bedroom Three

9'7 x 8'8 plus door recess (2.92m x 2.64m plus door recess)

Two windows to rear aspect, radiator and fitted wardrobes.

Bedroom Four

9'4 x 9'4 (2.84m x 2.84m)

Dual aspect windows with views, radiator and fitted wardrobe/storage.

Outside Front

Accessed via paved driveway with parking for three/four cars, shingle path with walling and gate leads to the front door and a further path with gate leads to the rear garden.

Outside Rear

A well maintained rear garden which is enclosed by natural stone and fencing, patio area, astro turf area with feature trees, gate leading to the front and shingle path areas.

Garage

18'2 x 8'11 (5.54m x 2.72m)

With double doors, power and light.

Property Description

Found on a small development in the popular village of Charfield, this well presented, detached family home offers; entrance hallway, downstairs cloakroom, fitted kitchen/breakfast room and a great living area with doors leading to the enclosed rear garden. To the first floor, four bedrooms, the main having an en-suite shower room, and family bathroom. Outside the property has paved driveway parking for several cars and a well tended rear garden enclosed by stone walling and fencing. Offered for sale with no onward chain.

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.



Road Map



Hybrid Map



Terrain Map



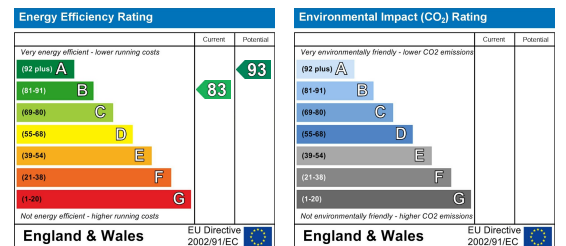
Floor Plan



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.