



22 Britannia Mews, Wotton-Under-Edge, GL12 7EJ
Asking Price £385,000

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Built by Crest Nicolson in 2015, Britannia Mews is conveniently located for access to the market town of Wotton under Edge. This delightful three-storey house, tucked away at the end of the development, offers a perfect blend of modern living and comfort. With four bedrooms, main having an en-suite shower room, and fitted wardrobes, this property is ideal for families seeking a welcoming home in a popular area.

Upon entering, you are greeted by an entrance hallway which leads to a convenient downstairs cloakroom. The heart of the home is undoubtedly the impressive open plan kitchen/dining/family area, which provides an excellent space for entertaining and family gatherings. This area is designed to be both functional and inviting, making it the perfect spot for everyday living.

On the first floor, you will find a well-appointed living room featuring two French doors with charming Juliet balconies, allowing natural light to flood the space and offering lovely views of the surroundings. The main en-suite bedroom is also located on this floor, providing a private retreat for relaxation.

The second floor boasts three additional bedrooms, the larger having a range of fitted wardrobes, each offering ample space and comfort, along with a well-equipped bathroom to serve the needs of the household.

Outside, the property features an enclosed low-maintenance rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. The open plan front garden adds to the appeal, and there is parking available for two cars, ensuring convenience for vendors, together with a communal bin area.

This property in Wotton-Under-Edge is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern family home.





Entrance Hallway

Via part glazed door, radiator, stairs to first floor, doors to;

Cloakroom

Window to front aspect, radiator, hidden cystem wc, wash hand basin.

Kitchen/Dining/Family Room

French doors leading to the rear garden, generous under-stairs cupboard, radiator, breakfast bar area leading to the kitchen overlooking the front of the property with a range of wall and base units with work-surfaces and upstands, one and a half bowl sink unit, radiator, oven and gas hob with extractor over, space for washing machine and dishwasher.

First Floor Accommodation

Landing Area

Stairs to second floor, radiator, doors to;

Lounge

Two French doors with Juliet balconies overlooking the rear of the property with a pretty outlook, radiator.

Bedroom

Two windows to front aspect, range of fitted wardrobes, radiator, door to;



En-Suite

Good size shower cubicle, chrome heated towel rail, hidden cystem wc, wash hand basin with tiled splash-backs, part tiled walls, chrome heated towel rail.

Second Floor Accommodation

Bedroom

Window to rear aspect with hillside views, radiator.

Bedroom

Window to rear aspect with hillside views, radiator.

Bathroom

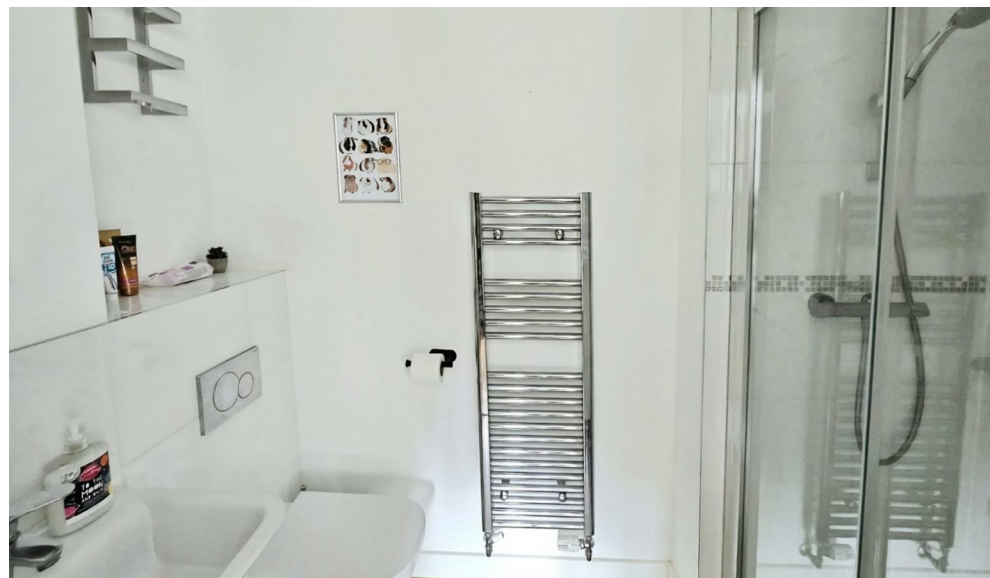
Bath with over-bath shower and shower screen, wash hand basin, hidden cystem wc, chrome heated towel rail.

Bedroom

Two windows to front aspect, range of fitted wardrobes, cupboard with Potterton gas boiler, radiator.

Front Garden

Open plan front garden with various plants and shrubs, path to front door.



Rear Garden

A low maintenance rear garden with patio, astro turf area, enclosed by fencing with garden shed.

Agents Notes

There is an NHBC warranty on the property with just under a year remaining. Potters Pond is subject to a bi-annual service charge of £194.56 which contributes to the upkeep of the communal areas.

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.

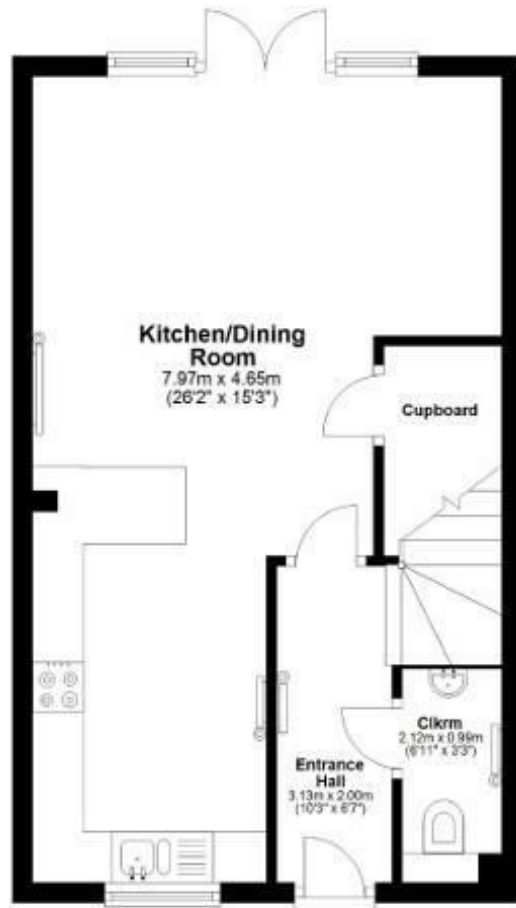
- Cul-De-Sac Location in Popular Development
- Accommodation Arranged over Three Floors
- Entrance Hallway and Downstairs Cloakroom
- Great Open Plan Living/Dining/Kitchen Area Leading to the Garden
- First Floor Lounge with Two Juliet Balconies
- Main Bedroom Having En-Suite Shower Room
- Three Further Bedrooms and Family Bathroom
- Enclosed Rear Garden
- Allocated Parking for Two Cars



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.

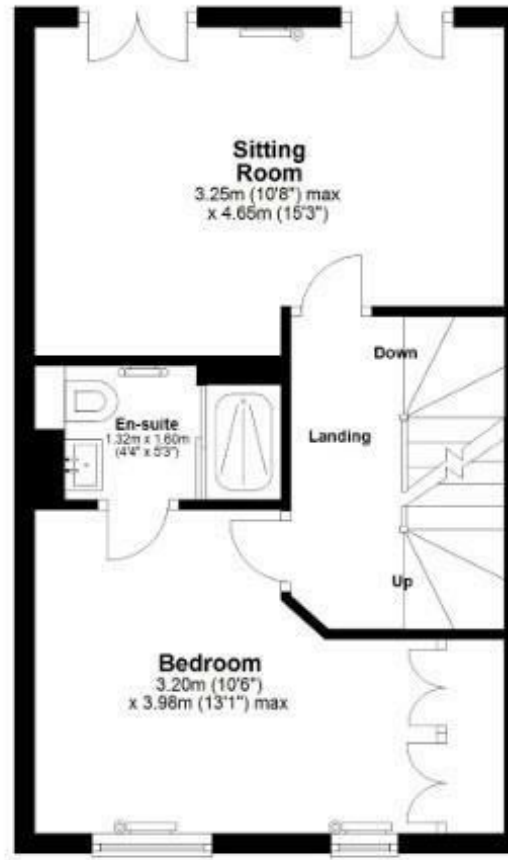
Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



Second Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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