



R B WALTERS ESTATE AGENTS

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Lake Lane, Frampton on Severn, Gloucester, GL2 7HG.

Use This Section to Record Your Own Personal Property Notes -

Stunning 20ft sq Open Plan Kitchen/Dining

Could Accommodate Ground Floor Living

Landscaped Gardens

Separate Lounge

Modern Heating

Close to Lakefield C of E Primary School

Walk in Wet Room on Ground Floor

Four Bedrooms

Home Office

Spacious and Beautifully Presented

Offers in the Region Of £600,000

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This extremely spacious home with stunning kitchen/dining/family room is located in a small close within walking distance of the popular village school.

The property makes for an ideal family home but also offers plenty of flexibility for anyone needing good space to work from home or to accommodate an elderly relative on the ground floor thanks to the magnificent bath/wet room and additional ground floor rooms. The superb fully fitted kitchen and dining area which measures an impressive 20ft sq is the central hub of the home and there is also a large lounge, office/study, and sun room overlooking the landscaped garden. Upstairs there are 4 bedrooms, the master having en suite bathroom with shower over bath as well as a further family shower room.

Outside there is off road parking and attractive landscaped gardens to the front and rear with brick built pizza oven providing the perfect setting for al fresco dining.

Services

- Mains Electric
- Modern Electric Heating
- Mains Water
- Mains Drainage
- Superfast Fibre Broadband Available

Entrance Porch 12' 8" x 5' 10" (3.86m x 1.78m)

Entrance Hall

Study/Office 15' 4" x 7' 6" (4.67m x 2.28m)

Bathroom 13' 1" x 9' 6" (3.98m x 2.89m)

Lounge 21' 1" x 12' 11" (6.42m x 3.93m)

Sitting Room 18' 4" x 11' 8" (5.58m x 3.55m)

Open Plan Kitchen/Dining/Family Room 20' 10" x 20' 6"
(6.35m x 6.24m)

First Floor Landing

Bedroom 16' 6" x 10' 2" (5.03m x 3.10m)

En Suite Bathroom 7' 6" x 5' 6" (2.28m x 1.68m)

Bedroom 12' 6" x 9' 9" (3.81m x 2.97m)

Bedroom 11' 11" x 9' 10" (3.63m x 2.99m)

Bedroom 9' 3" x 8' 7" (2.82m x 2.61m)

Shower Room 6' 0" x 5' 3" (1.83m x 1.60m)

OUTSIDE

Front Garden and Driveway Parking

Rear Garden



