



Modern Family Home
4 Bedroom Detached Home
Chamberlayne Crescent, Berkeley, GL13

Offers Over £395,000
www.griffithnobes.co.uk



DETACHED FAMILY HOME | MODERN THROUGHOUT | FOUR BEDROOMS | EN-SUITE TO MASTER BEDROOM
OVERLOOKING GREEN SPACE | DOWNSTAIRS CLOAKROOM | LANDSCAPED GARDEN | SECOND RECEPTION ROOM
EPC RATING: B | GAS CENTRAL HEATING | DOUBLE GLAZING | SINGLE GARAGE AND PARKING

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Chamberlayne Crescent, Berkeley, Gloucestershire, GL13

Nestled on the outskirts of a modern development in a town steeped in history, this modern and well presented four-bedroom detached family home offers contemporary living overlooking a green space giving the property a very private and secluded feel.

The landscaped gardens complement the home beautifully and offer a walled garden area, a lawn area and a variety of shrubs and trees that give the garden some depth as well as a splash of colour.

Inside, the accommodation comprises a spacious kitchen/diner that overlooks the eye-catching back garden, a lounge, a versatile second reception room/snug/office, a utility room, and a cloakroom. Upstairs, the master bedroom includes an ensuite, complemented by three additional bedrooms and a family bathroom.

With gas central heating, double glazing, a single garage, and driveway parking, this well-presented home is perfect for modern family life.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

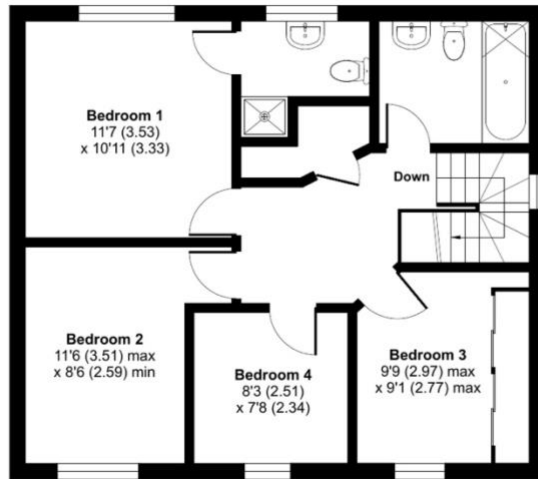
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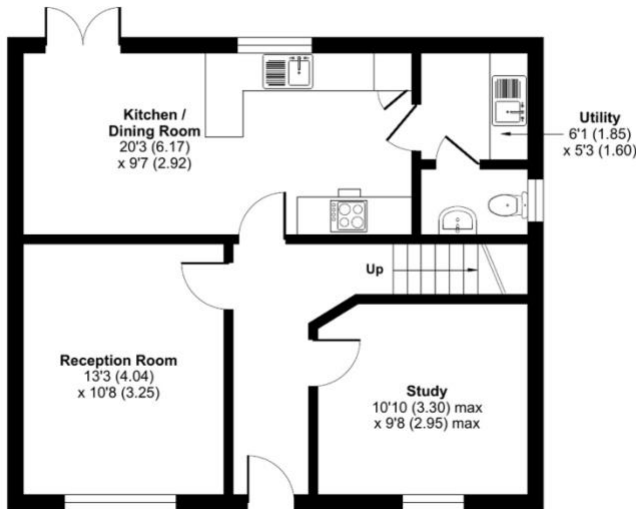


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Approximate Area = 1262 sq ft / 117.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Council Tax Band: **E (£2,831.15)** Tenure: **Freehold.** EPC Rating: **B**

Utilities: **Mains Electric, Mains Gas, Mains Water, Mains Sewer.**

Broadband: **Standard up to 19Mbps*, Ultrafast up to 500Mbps***
Phone Network: **EE, Three, o2, Vodafone – Limited Availability Indoors***
*Information obtained from Ofcom Website, June 2024.

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: hello@griffithnobes.co.uk for further details.

A little about Berkeley and the surrounding area...

Berkeley is located west of the M5 and the A38, north of Bristol, and south of Gloucester and Cheltenham.

Berkeley Castle, a significant historical attraction, has been the residence of the Berkeley family for approximately 900 years. The town is also notable for being the home of Edward Jenner, the pioneer of the smallpox vaccine. The Jenner Museum, a short walk from the High Street, is near the brick cottage Jenner gifted to James Phipps, the first person inoculated as a boy.

Berkeley is a vibrant small rural town with various shops, a building society, a hotel, public houses, and a primary school.

The nearby village of Kingswood is the home of the Katherine Lady Berkeley Secondary School that provides secondary schooling, subject to availability of spaces. There is also Rednock School providing secondary education in nearby Dursley.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Griffith Nobes Lettings and Management Ltd. REF: 1025847



IMPORTANT NOTE:

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We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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