



## Craigmore Hitchings

Blakeney, GL15 4BJ

£395,000



Dean Estate Agents offer for sale this unique and rare opportunity to purchase a three bedroom bungalow located on Blakeney Hill with spectacular views over the surrounding areas towards the Cotswolds.

The third bedroom is located on the first floor with all three bedrooms being double in size. Amazing views from the lounge and front bedroom, oil central heating, double glazed and sold with no on-going chain. The property has been in the family for some 50 years, must be viewed to appreciate the location.



#### Entrance;

Approached via a front aspect entrance door or the rear aspect kitchen door.

#### Entrance Hall;

5'5" x 16'11" (1.66m x 5.16m)

Stairs to the first floor bedroom, doors to ground floor rooms, wood flooring, radiator, BT point, storage cupboard with coat hooks.

#### Lounge;

14'9" x 11'10" (4.51m x 3.62m)

Front aspect with the most spectacular views over Blakeney and The River Severn towards the Cotswolds, further UPVC double glazed window to the side, two radiators, tiled open fireplace, wall lights and ample power points.

#### Kitchen;

14'9" x 11'8" (4.51m x 3.56m)

With sink unit, UPVC double glazed windows to side and rear, plumbing for washing machine, boiler cupboard housing the Worcester oil fired boiler, radiator, mains consumer unit and door to the rear garden.

#### Bathroom;

7'4" x 5'7" (2.26m x 1.72m)

Rear aspect with modern white suite comprising of WC, wash hand basin, bath with electric shower and folding shower screen doors, towel rail, wall mirror, extractor fan, tiled floor, radiator, mirrored medicine cabinet, tiled walls and double glazed window to the rear.

#### Bedroom One;

13'9" x 10'10" (4.21m x 3.31m)

Front aspect with large double glazed picture window encompassing stunning views across Blakeney and beyond The River Severn, wall lights, radiator and built in double wardrobes.

#### Bedroom Two;

11'10" x 10'10" (3.61m x 3.31m)

Rear aspect with UPVC double glazed window, wood flooring, built in double wardrobe, vanity wash hand basin unit and mirror above, wall lights.

#### Stairs to First Floor and Landing;

5'4" x 10'3" (1.64m x 3.13m)

Access to the loft and eaves storage space and power point.

#### Bedroom Three;

13'10" x 10'2" (4.22m x 3.12m)

UPVC double glazed side aspect window and wall light.

#### Outside;

To the front of the property one will find access via a country lane onto the tarmac driveway, iron double gates leading up to the level parking area, side gardens to the right of the drive and level lawns to the left enjoying the best views of Blakeney and beyond.

Plenty of parking, lawns and access to the far side patio area from both the front and rear aspects. There is also outside lighting, tap, patio area and fenced boundaries.



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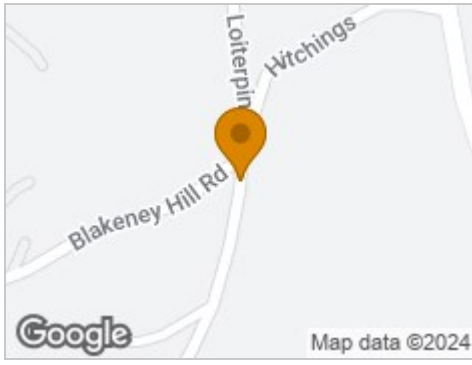
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



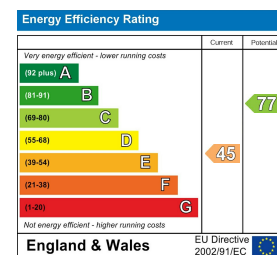
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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