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17 Cranesbill Crescent, Charfield, Wotton-under-Edge, Gloucestershire GL12 8EH

A beautifully appointed, modern three bedroom home situated on the outskirts of Charfield, accompanied by an enclosed rear garden, off-street parking and a single garage.

Cranesbill Crescent forms part of the attractive 'Charfield Village' development completed by Crest Nicholson Homes in 2017. The development is thoughtfully designed and includes open green spaces and a children's play area. The property itself comprises accommodation set across two floors and enjoys a high-quality finish throughout with a modern kitchen and integrated appliances and contemporary bathrooms suites.

The front door is approached via a very attractive, pitched storm porch which then leads into the entrance hallway. Off the hallway are doors to the kitchen/dining room, sitting room and a handy downstairs cloakroom plus stairs that rise to the first floor. The sitting room sits to the rear of the property and is filled with natural light from the French doors opening onto the enclosed rear garden. To one corner of the room there is access to a useful understairs storage cupboard. The spacious kitchen/dining room sits at the front of the property with fitted wall and base units in a 'U' shape across one half of the room. The units are finished with a wooden effect worktop. Integrated appliances include an electric oven and hob with an extractor hood, a fridge freezer, dishwasher plus there is space and plumbing for a washing machine. The second half of the room provides plenty of space for a dining area ahead of a large window that fills the room with natural light.

Rising the stairs to the first floor arrives at the landing that has doors to all three bedrooms and the family bathroom. There is also a loft hatch and a cupboard that houses the gas central heating boiler and is a great space for linen storage. The master bedroom is situated to the rear of the property and is accompanied by a generous range of built-in mirrored wardrobes and a stylish en-suite shower room. The family bathroom is finished to an equally high standard comprising a white suite with a WC, wash basin and a bath with a mixer shower over. Both bathrooms have the addition of a heated towel rail and neutral, contemporary tiling.

Externally, the property has a low maintenance front garden that is laid to a shingle area either side of the porchway, plus a planted border with a mature rosemary bush. There is a driveway to the side of the property providing an off-street parking space ahead of a single garage. The rear garden is well-proportioned with two patio terraces to catch the sunshine throughout the day. The remainder is laid to lawn with a shingle pathway that connects the patios, and side access can be found between the garage and the house, where there is also a personnel door into the garage.



We are advised that the property is connected to all mains services; gas, electricity, water and drainage. Council tax band C (South Gloucestershire Council). The property is freehold.

EPC – B(84).

There is a maintenance charge payable for the development of c.£372pa. Paid in two instalments.

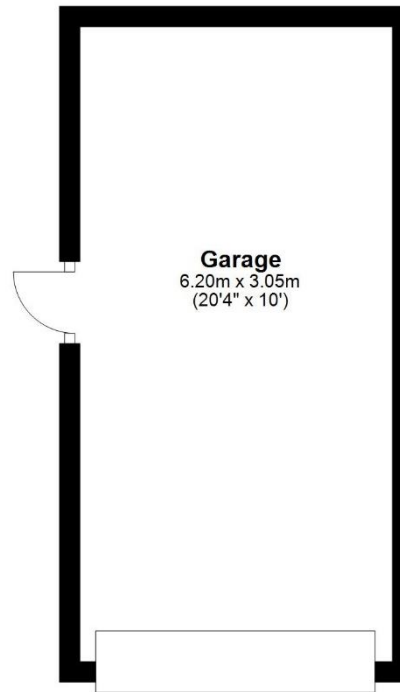
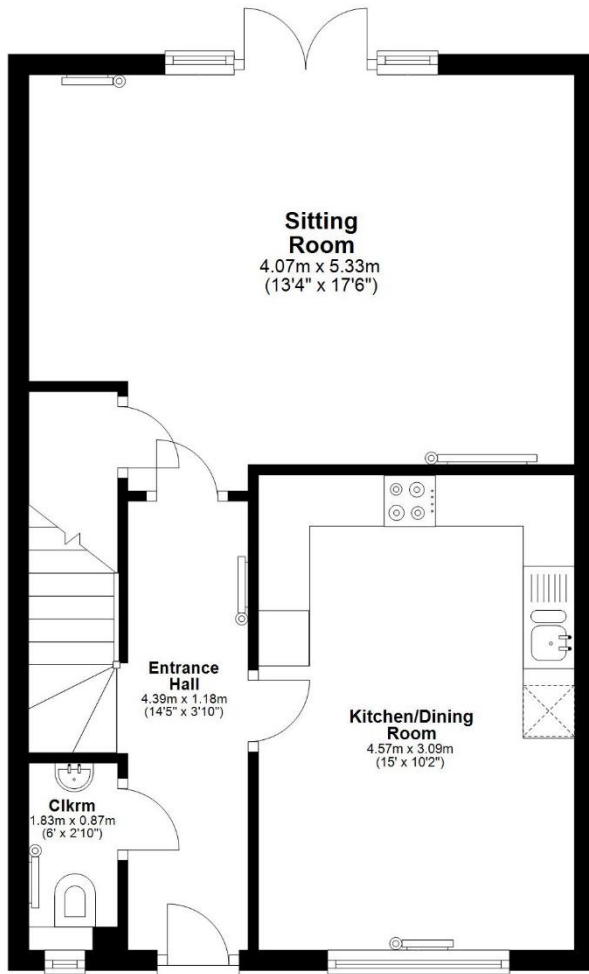
Charfield is a very conveniently located village situated within close proximity to the market town of Wotton-under-Edge, yet the M5 J14 is approximately three miles away allowing great commuter links to Bristol, Gloucester and Cheltenham. The village benefits from a convenience store, post office, two public houses and a delightful café. In addition to the primary school situated in the heart of the village, the highly regarded Katherine Lady Berkeley (KLB) secondary school is very close by on the outskirts of Wotton-under-Edge. Enjoying a semi-rural location there are numerous walks from the village into the Gloucestershire countryside and towards the nearby Cotswold Hills.

Guide Price £385,000



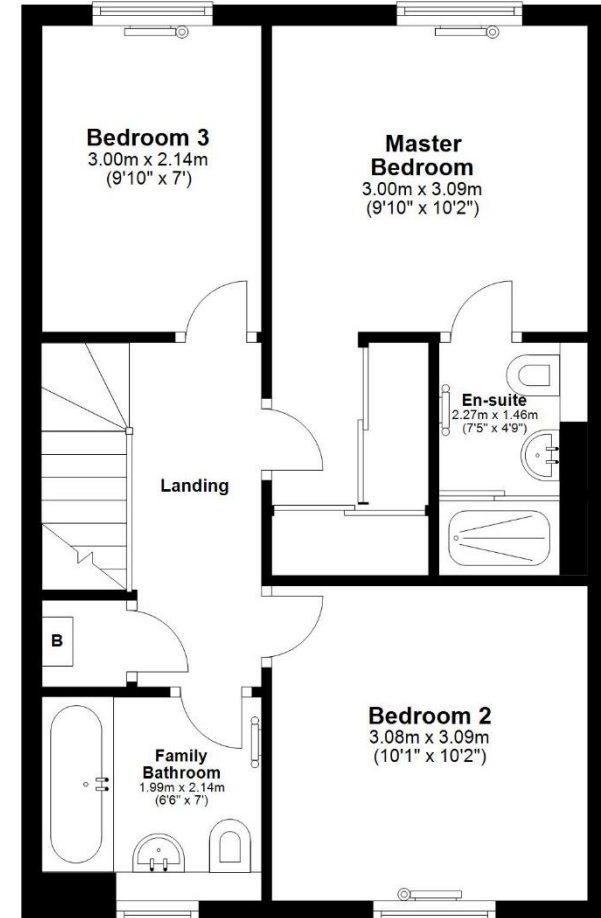
Ground Floor

Main area: approx. 44.8 sq. metres (482.3 sq. feet)
Plus garages, approx. 18.9 sq. metres (203.9 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



Main area: Approx. 90.4 sq. metres (973.2 sq. feet)

Plus garages, approx. 18.9 sq. metres (203.9 sq. feet)