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40 Cotswold Gardens, Wotton-under-Edge, Gloucestershire GL12 7HJ

An immaculately presented four-bedroom semi-detached home with two well-appointed reception rooms, a newly fitted kitchen and garage with off road parking, all within walking distance of the town centre and all its' amenities.

40 Cotswold Gardens has been a cherished family home to the current owners for just over six years. In this time, it has been lovingly maintained and a number of excellent improvements have been made, including a newly fitted kitchen and utility room.

The property is entered into a porch with space to hang coats and store shoes with the staircase ahead rising to the first floor. The welcoming sitting room is filled with natural light and enjoys solid oak wooden floorboards. A fireplace with a slate hearth and Bath stone surround makes a real focal point to the room. Double doors open into the dining room, which sits at the rear of the property and continues with the wooden flooring. A window overlooks the garden, and a further door leads into the rear lobby with access to the kitchen, utility room and an external door to the rear garden. The contemporary kitchen enjoys an excellent range of base and wall cabinets with a breakfast bar to one side and a useful understairs storage cupboard. Integrated appliances comprise a fridge/freezer, oven, electric hob and dishwasher. The utility room/cloakroom has space and plumbing for a washing machine and space for a tumble dryer. There is also a low-level WC, sink and heated towel radiator.

On the first floor a central landing area provides access to all rooms. The master bedroom enjoys a double aspect and benefits from a built-in cupboard. The second bedroom sits to the front of the property enjoying views across the roof tops and countryside beyond. To one wall there is a charming feature fireplace and to the other side is a built-in storage cupboard. The third bedroom is a good sized single and sits to the rear of the property. The fourth bedroom is a single bedroom with a sloped roof and two Velux windows inset. There is built-in storage and shelving and it is currently used as a playroom, but would work equally well as a study. The family bathroom enjoys a freestanding bath, corner shower cubicle, wash hand basin and low-level WC, plus a heated towel radiator.

Outside to the front of the property there is a paved driveway with parking for several vehicles leading to a single garage with power and light. The low maintenance rear garden is accessed through a wrought iron pedestrian gate. The garden is set out over two terraces. The lower terrace is laid to paving and shingle with a series of steps leading up to the second terrace, which is predominantly laid to lawn with a timber shed in the far corner.



We understand the property is connected to all mains services; gas, electricity, water and drainage.

Council tax band C (Stroud District Council). The property is freehold.

EPC – C (69).

The charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafes and restaurants and two supermarkets. The town also offers two primary schools, the highly regarded Katherine Lady Berkeley secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. There are numerous walks and cycling opportunities from the doorstep and the renowned Cotswold Way weaves its way through the town. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, which gives easy access throughout the south-west.



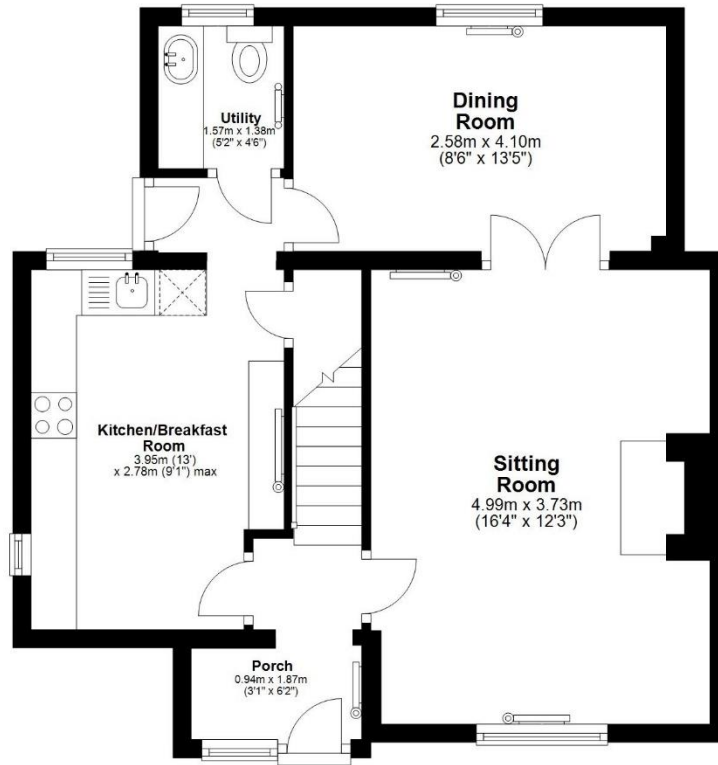
Guide Price £360,000





Ground Floor

Main area: approx. 50.4 sq. metres (542.2 sq. feet)
Plus garages, approx. 14.5 sq. metres (155.8 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.0 sq. feet)

