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64 Parklands, Wotton-under-Edge, Gloucestershire GL12 7NR

Nestled into the leafy and peaceful Parklands, a deceptively spacious, detached, three-bedroom property offering a great blank canvas to create a lovely home with a level within walking distance of Wotton's town centre. Offered to the market with no onward chain.

Parklands is a maturing residential cul-de-sac situated just outside the town centre of Wotton-under-Edge. The properties are understood to have been built in the late 1960's and into the 1970's and combine a mixture of detached and semi-detached houses and bungalows, all well-spaced apart with tree-lined roads and grass verges. Number 64 is a detached property and has been under the current ownership since 2008, and lovingly maintained during these years. The bright and light filled accommodation reaches approximately 1271sq.ft and briefly comprises three reception rooms and a kitchen on the ground floor plus three bedrooms and a bathroom on the first floor.

Entering through the front door opens into the welcoming entrance hallway, which has stairs that rise to the first floor along with doors to the three reception rooms, kitchen and a downstairs cloakroom. The principal reception room is a beautifully light filled room owing to its dual aspect which incorporates a large picture window at the front. There is a stone surround focal fireplace with a gas fire inset, and to the rear of the room double, obscure glazed doors lead into the dining room. The dining room has exposed floorboards and a set of patio doors opening onto the garden. Across the hallway is the third reception room, which makes an ideal study, but could very easily be used as a playroom or even a fourth bedroom, if desired. The kitchen completes the ground floor accommodation and is fitted with a neutral range of modern, shaker style wall and base units with the expected integrated appliances; an electric oven, hob, eye level microwave and a fridge freezer. There is also space and plumbing for a washing machine. Through the back door leads into a conservatory that has sliding doors that open out to the garden and makes an ideal spot to sit and enjoy pleasant views across the garden.

Arriving at the top of the stairs is a central landing with doors to the bedrooms, family bathroom and a very useful, double width airing cupboard with fitted shelving and the hot water cylinder. All three bedrooms are of double proportions and have a selection of fitted storage between them. The bathroom is fitted with a white suite that includes a shower over the bath and the wash hand basin is set within a vanity unit. The room is tiled throughout and has a radiator with a heated towel radiator.



Externally the property sits well within its plot with a garden laid to lawn at the front. There is a driveway along one side of the property that provides off-street parking for multiple vehicles ahead of a single garage which has an electric up-and-over door. Pedestrian access is found to both sides of the property into the rear garden. The garden across the rear is a lovely mature space with a lawned area and well stocked borders and several fruit trees. There is a patio area running directly across the rear of the house where outdoor entertaining can be enjoyed in the warmer months.

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

Council tax band E (Stroud District Council).

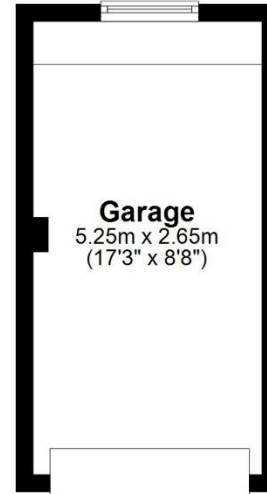
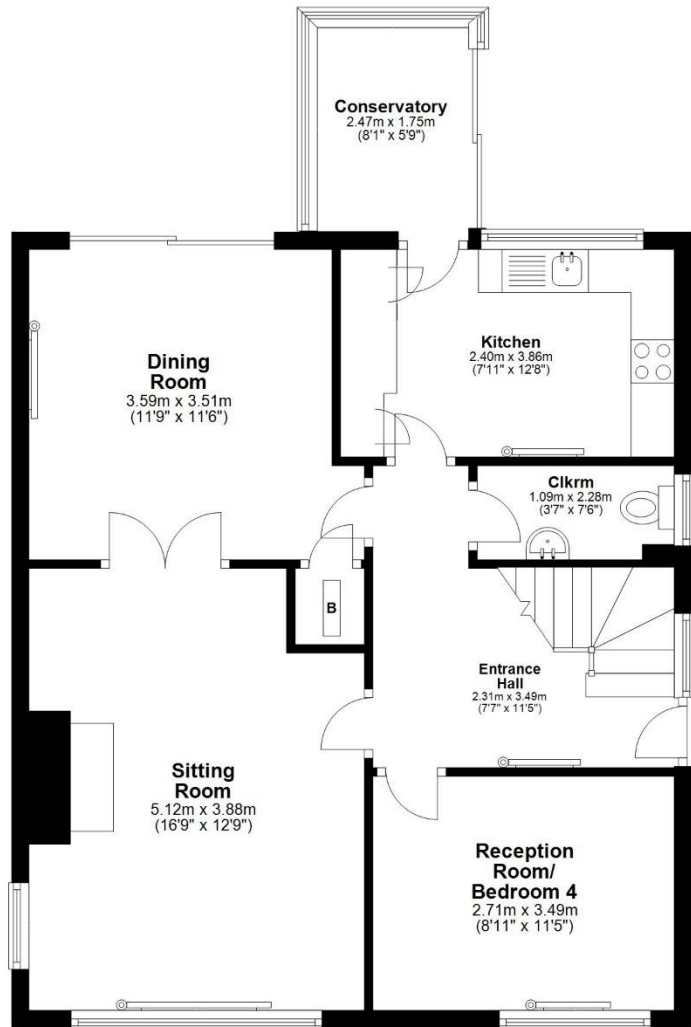
EPC – E(46).

Guide Price £465,000



Ground Floor

Main area: approx. 70.3 sq. metres (756.8 sq. feet)
Plus garages, approx. 13.9 sq. metres (149.6 sq. feet)



Situation

The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also offers primary schools, the highly regarded Katherine Lady Berkeley secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities, including a swimming pool. There are numerous walks and cycling opportunities from the doorstep and the Cotswold Way can be enjoyed from here. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, which gives easy access throughout the Southwest.

First Floor

Approx. 47.8 sq. metres (514.8 sq. feet)

