

hunter
french



17 Water Lane, Wotton-under-Edge, Gloucestershire, GL12 7LG

A well-presented, three-bedroom semi-detached home with a landscaped rear garden, single garage and driveway set along a peaceful cul-de-sac. Offered to the market with no onward chain.

Water Lane is a mature residential cul-de-sac set within walking distance of the heart of Wotton-under-Edge. The houses were built in the mid-1980s' and this particular house has been home to the current owner since new.

The property is entered into an entrance porch, ideal for hanging coats which then leads on into the welcoming sitting room which has a window overlooking the front garden. There is a centrally positioned focal fireplace with a decorative surround that has an electric fire inset. Stairs from the sitting room rise to the first floor and a door at the far end of the room leads into the kitchen. The inviting kitchen has a good range of wall and base cabinets, and integrated appliances comprise an electric oven, hob and an extractor hood above. There is space and plumbing for a dishwasher and space for a fridge. Adjacent to the kitchen is the dining room. The conservatory runs the length of the house and provides a lovely additional reception room filled with natural light and enjoys views to the rear terraced landscaped garden. At the far end of the conservatory is a downstairs cloakroom and a further door which leads to the single garage which has power and light and where a utility area has been created to one end with space and plumbing for a washing machine and tumble dryer.

On the first floor there is a landing area which provides access to all three bedrooms, the family shower room and a handy airing cupboard. The two double bedrooms both have built in wardrobes and the third is a single bedroom, which is currently used as an office and has a built-in cupboard over the stairs. The shower room has a contemporary white suite comprising a corner shower cubicle, wash basin set within a vanity unit and WC.

Externally at the front of the property there is a gradually sloped garden leading up to the house which is predominantly laid to lawn with mature established beds. Adjacent to this is the driveway ahead of the single garage. A paved path between the driveway and garden leads to the front door.



The impressive rear garden has been cleverly designed over a series of terraces which have been beautifully landscaped to incorporate a patio and seating areas set amongst landscaped beds with specimen fruit trees and an ornamental pond. The garden gradually rises to a top tier where views towards the roof tops of Wotton can be enjoyed.

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

EPC – TBC.

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.

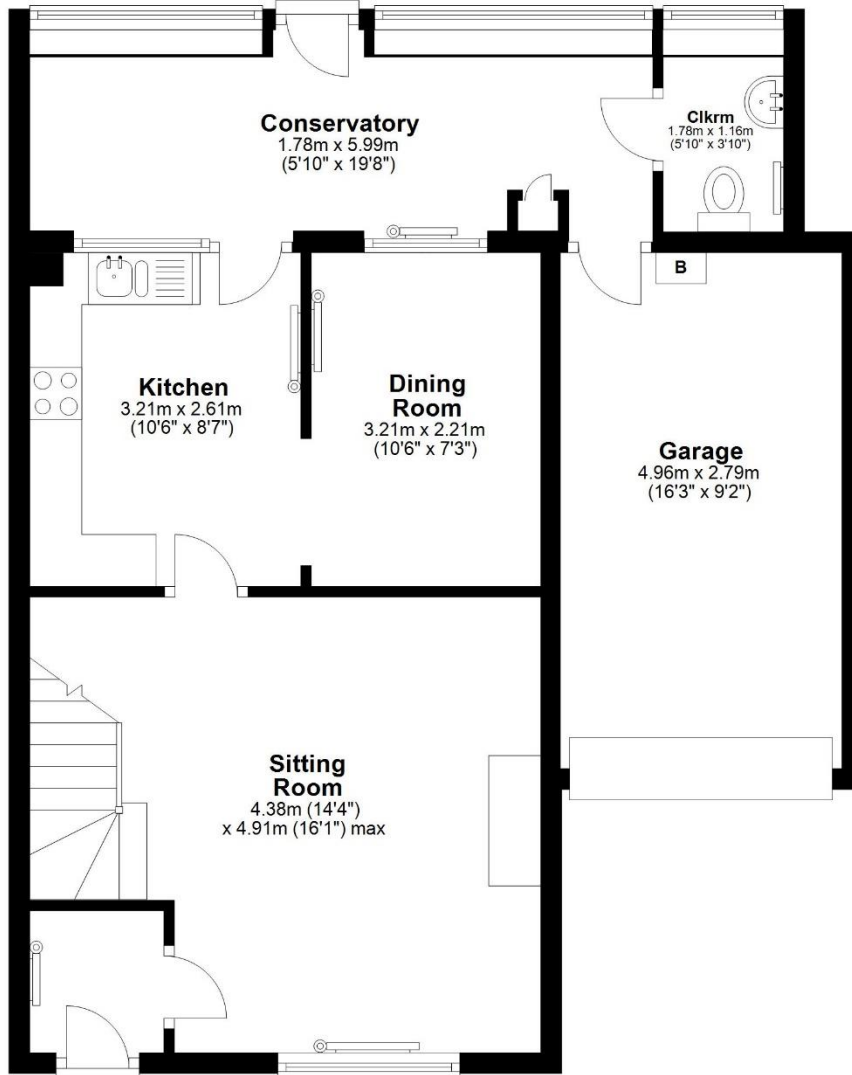


Guide Price £375,000



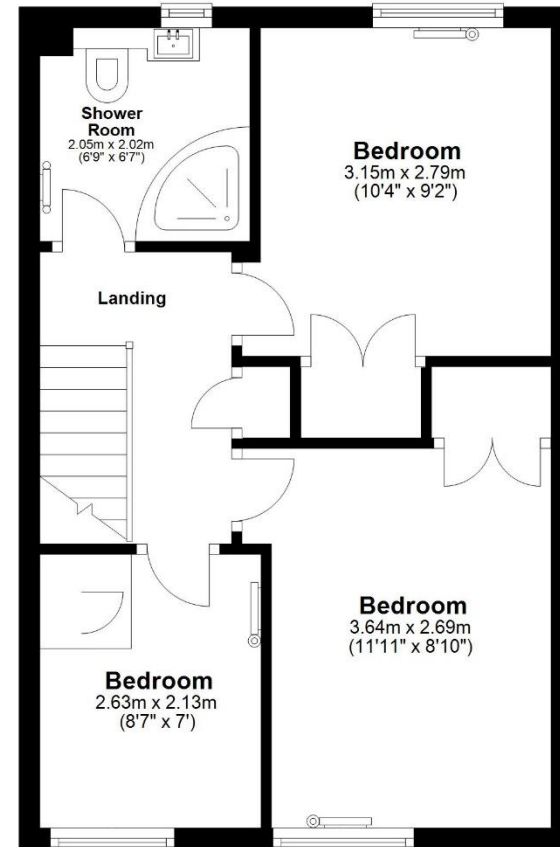
Ground Floor

Main area: approx. 53.0 sq. metres (570.4 sq. feet)
Plus garages, approx. 13.8 sq. metres (149.0 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



Main area: Approx. 90.7 sq. metres (976.5 sq. feet)

Plus garages, approx. 13.8 sq. metres (149.0 sq. feet)