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117 Bearlands, Wotton-under-Edge, Gloucestershire, GL12 7SB

Peacefully tucked into a no-though residential street, a much-loved semi-detached family home with three bedrooms, an enclosed rear garden and off-street parking plus a garage.

Bearlands is situated to the eastern side of the charming market town of Wotton-under-Edge, right on the outskirts of the Cotswolds and conveniently positioned for access to the M5 and northern Bristol. This much-loved home was built in the 1980's and has been under the current ownership since 2017 and been generally updated during these years, including new double glazing, a replacement kitchen and re-decoration throughout. The property has accommodation set across two floor and current reaches approximately 891sq.ft. There is a very viable option to convert the integral garage to create further ground floor space, if desired.

The accommodation is commenced via an entrance porchway before leading into the sitting room. This is positioned at the front of the property with a generous window that lets in plenty of natural light. Centrally within one wall of the room is a focal fireplace with an electric fire, and to the corner of the room an archway leads to the stairs. Beyond the sitting room is an open-plan, 'L' shaped kitchen and dining room. The current owners have replaced the kitchen which has a contemporary range of fitted wall and base units and is finished with a wooden effect worktop. Integrated appliances include an electric oven, hob and extractor hood plus a dishwasher and wine cooler. There is space within the room for a fridge freezer. Within the secondary part of the room is ample space for a dining table and chairs ahead of a picture window that looks onto the rear garden. Completing the ground floor is a rear lobby and utility area which has space and plumbing for a washing machine, and there is a door out to the garden.

Rising to the first floor is a central landing that provides door to the three bedrooms, family bathroom as well as an airing cupboard that houses the modern gas combination boiler. The master bedroom sits at the front of the property and has fitted wardrobes along one wall. There is another generous window at the front which has a great outlook towards the town and the neighbouring Gloucestershire countryside. The family bathroom comprises a white suite with a sink set within a vanity unit and a 'P' shaped bath with a shower over, W.C and a heated towel radiator.



Externally there is a driveway at the front which is comfortable park two vehicles in addition to the single garage. Beside the drive is a small area of lawn and a hedge border between the neighbouring garden. At the rear is a tiered garden with two seating areas, a lawn across the middle tier and a series of steps that connect the areas together. There is a side access gate to one side of the house.

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 – D(65).

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 Katharine 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 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.

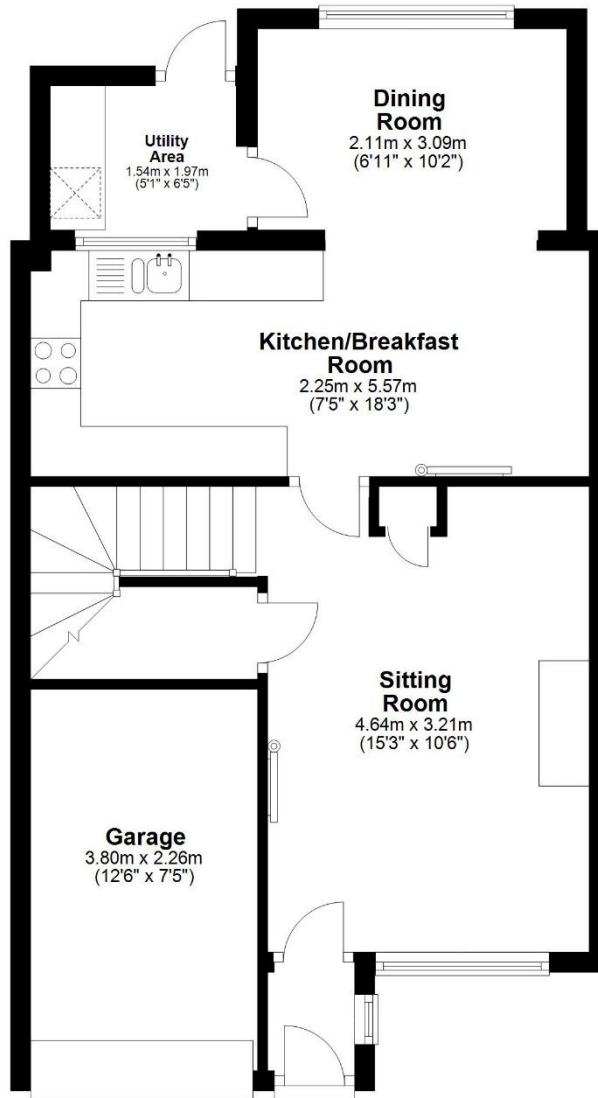


Guide Price £375,000



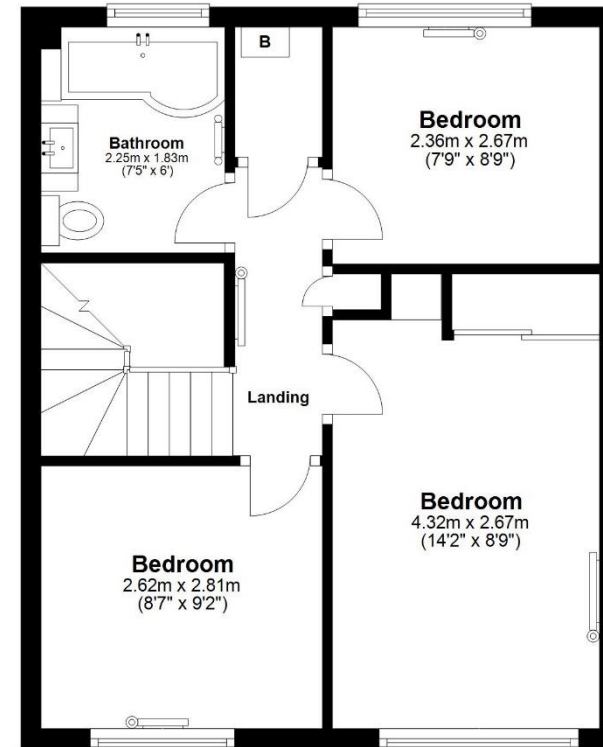
Ground Floor

Main area: approx. 43.8 sq. metres (471.5 sq. feet)
Plus garages, approx. 8.6 sq. metres (92.7 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Main area: Approx. 82.8 sq. metres (891.1 sq. feet)
Plus garages, approx. 8.6 sq. metres (92.7 sq. feet)