

hunter
french



105 Bearlands, Wotton-Under-Edge, Gloucestershire, GL12 7SB

An extended four-bedroom link detached home with a conservatory, adjoining garage, off-street parking and enclosed rear garden.

Bearlands is a popular residential street on the southern side of Wotton-under-Edge and this particular property has been a much loved and long-term family home since the early 1990's. Its position offers the convenience of a short and scenic walk, via a connecting walkway to Water Lane, into the town centre. The property boasts well-appointed accommodation set across two floors, reaching approximately 1256sq.ft.

Entering through the front door opens into a porch with a contemporary tiled floor ahead of the entrance hall, which has space to hang coats, store shoes and stairs rising to the first floor. A door from here opens into the sitting room at the front of the property with a bay window which fills the room with natural light. A gas fire makes an attractive central focal point to the room. At the rear of the room a door leads into the kitchen/dining room which combined with the adjacent conservatory, creates a super sociable space across the rear of the property. There is an excellent range of wall and base cabinets fitted into the kitchen along with integrated appliances of a dishwasher and undercounter fridge. There is space for a cooker and a really useful pantry cupboard with shelving that provides great food storage. A further understairs cupboard is also accessed from the kitchen. The conservatory has bi-folding glazed doors that can separate the space away from the kitchen if required, and there is a set of French doors opening onto the garden. Beside the kitchen is a utility room with more fitted wall and base units, a sink and drainer and space with plumbing for a washing machine, tumble dryer and freezer. A part glazed door opens into the rear garden at one end of the room, and there is a handy downstairs cloakroom to the other.

Rising to the first floor are four well-proportioned bedrooms and a family bathroom. Three of the bedrooms featured fitted storage and all four enjoy a pleasant outlook across the town and the surrounding countryside. The fourth bedroom has two windows across the front and is a great room to utilise as a home office for anyone that works from home. This room shares a 'jack and jill' shower room with the third bedroom. The family bathroom comprises a white suite with a shower over the bath, wash basin and W.C. On the landing there is an airing cupboard, that houses the hot water cylinder, and a hatch to access the loft.





Externally, there is a driveway at the front of the house that leads up to the garage. Beside this is a lawn area surrounding with planted borders. To the rear is a patio terrace that runs along the rear of the property plus a level lawn and further planted borders. Side access can be found to the left-hand side of the property.

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(72).



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.

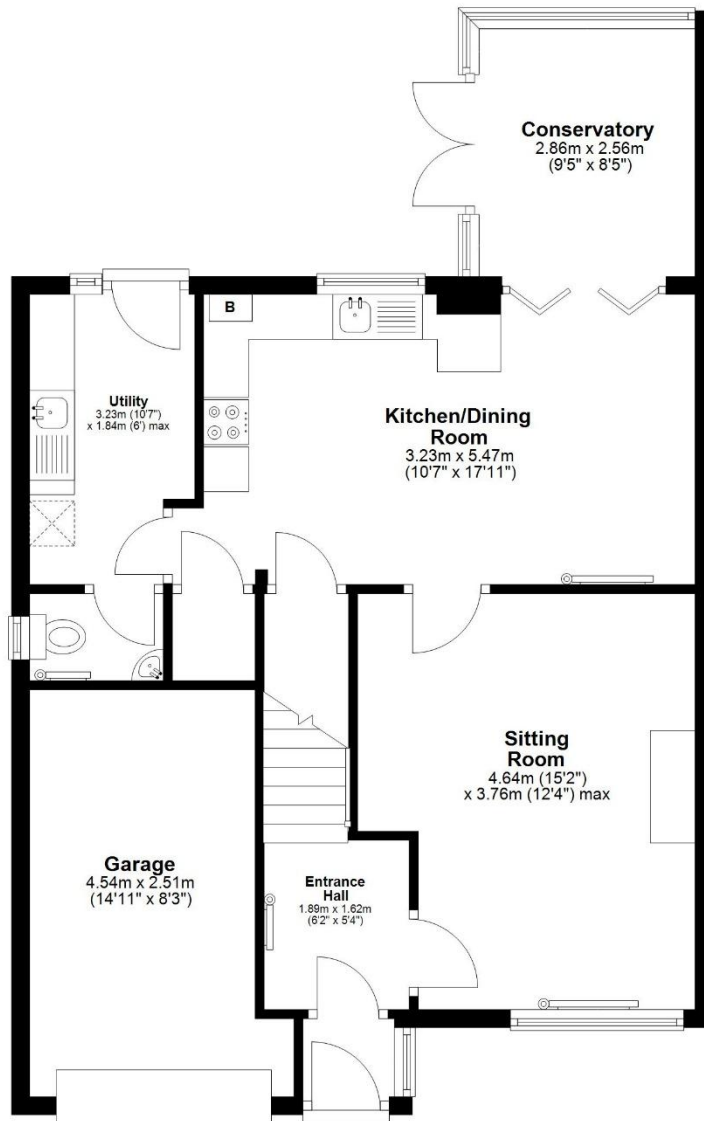


Guide Price £450,000



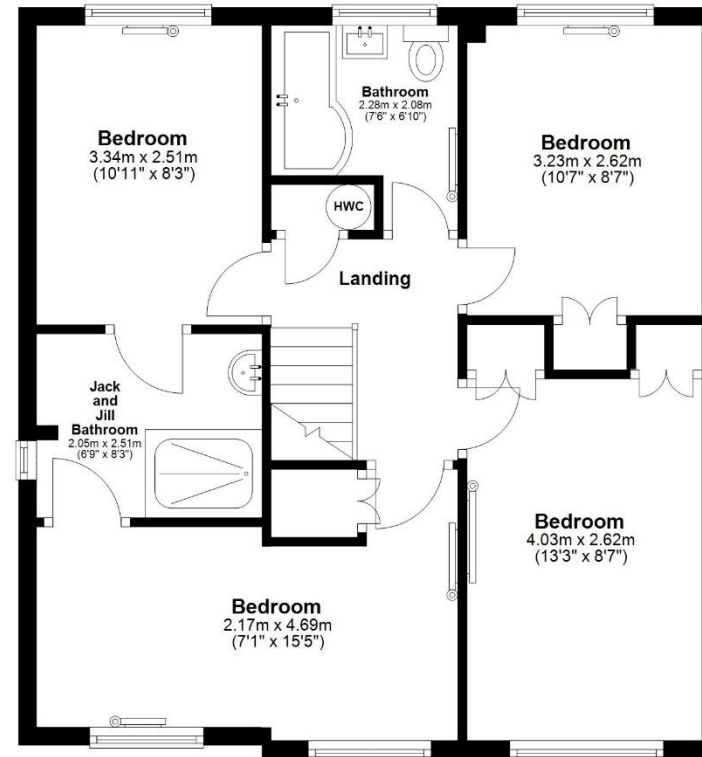
Ground Floor

Main area: approx. 58.0 sq. metres (624.8 sq. feet)
Plus garages, approx. 11.8 sq. metres (126.7 sq. feet)



First Floor

Approx. 58.7 sq. metres (631.4 sq. feet)



Main area: Approx. 116.7 sq. metres (1256.2 sq. feet)
Plus garages, approx. 11.8 sq. metres (126.7 sq. feet)