



hunter
french

6 Avon Road, Charfield, Wotton-under-Edge, Gloucestershire, GL12 8TT

Situated in a mature residential neighbourhood, this lovingly updated home has practical and modern accommodation throughout with three double bedrooms, off-street parking, a garage and a low-maintenance gardens.

Avon Road is a mature residential address on the southern side of the ever-popular village of Charfield. The village is very well located just a few miles south of Wotton-under-Edge as well as being a few minutes' drive from the M5. This immaculately presented home has been updated throughout by the current owners during the past 8 years, including a new kitchen, bathroom and updated heating system. The accommodation reaches approximately 933sq.ft.

On the ground floor the spacious kitchen is the heart of the layout and features a contemporary fitted range of wall and base units and the expected range of integrated appliances. These include an electric oven, hob and extractor hood, a fridge freezer, washing machine and a slimline dishwasher. There is a great amount of worktop space, and a peninsula allows this area to be very sociable and great to entertain within. Glazed double doors from the kitchen lead into the living room that reaches the width of the property and is filled with natural light from the two windows, one of which is full height. There is ample space for both sitting and dining areas within this room. Completing the ground floor is a handy downstairs cloakroom with W.C, and a useful cupboard for coat and shoe storage. There are doors opening out onto the garden and the side pathway.

Rising to the first floor reaching a landing that provides access to the three bedrooms, modern bathroom and another cupboard which houses the gas central heating boiler and space for linen and towel storage. The bedrooms are all of generous proportions; two large double rooms and a smaller double room. All the rooms benefit from good sized windows letting in a lovely amount of natural light.

Externally there is a gravel area to one side of the property, which will comfortably park two vehicles off-street. This area is bordered by a flower bed on one side, and a maturing blossom tree sits to the corner of the other. A pathway from here leads along the side of the property to the front door and into the second garden. This garden is an enclosed area that the owners have landscaped to allow low maintenance and is great for entertaining. There is a sandstone patio terrace directly adjacent to the house, along with an area of artificial lawn, a second patio area and a gateway out to Avon Road. A detached single garage is situated to this side of the property, which benefits from power, and is currently utilised as a gym.





Services

The property is connected to all mains services; gas, electricity, water and drainage. Council tax band C (South Gloucestershire Council). The property is freehold.

EPC – TBC.

Situation

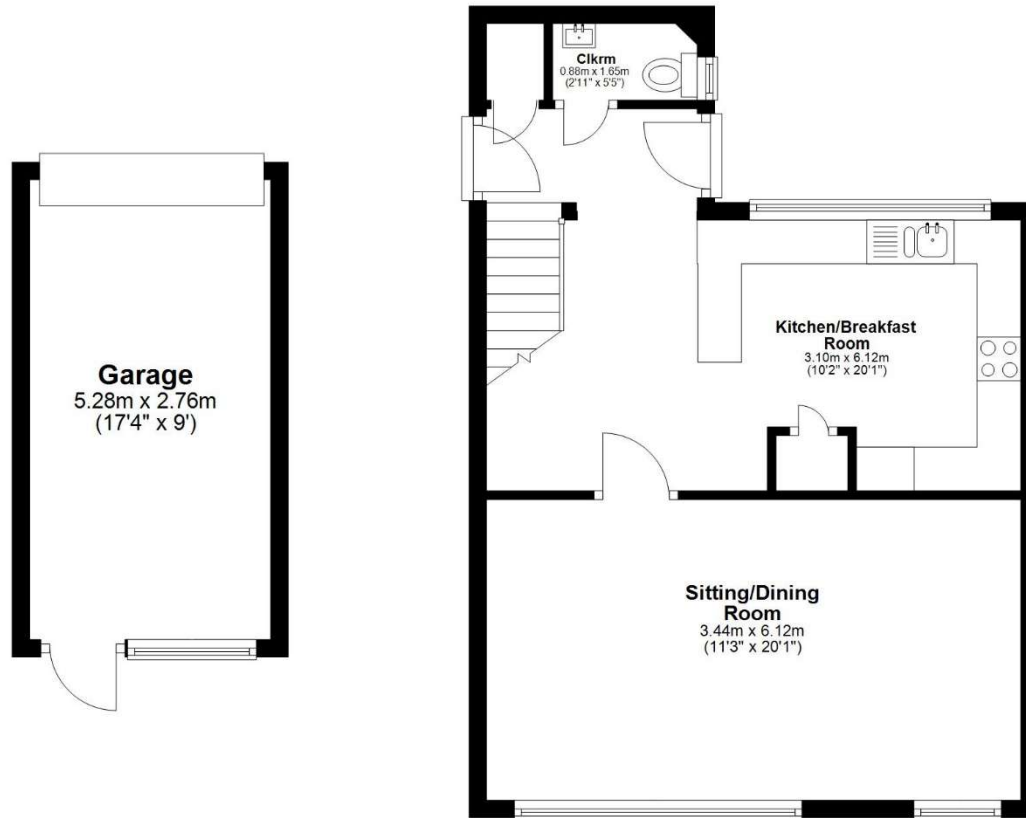
Charfield is a very conveniently located village situated within close proximity to the market town of Wotton-under-Edge, yet the M5 J14 is approximately three miles away allowing great commuter links to Bristol, Gloucester and Cheltenham. The village benefits from a convenience store, post office, two public houses and a delightful café. In addition to the primary school situated in the heart of the village, the highly regarded Katharine Lady Berkeley (KLB) secondary school is very close by on the outskirts of Wotton-under-Edge. Enjoying a semi-rural location there are numerous walks from the village into the Gloucestershire countryside and towards the nearby Cotswold Hills.

Guide Price £335,000



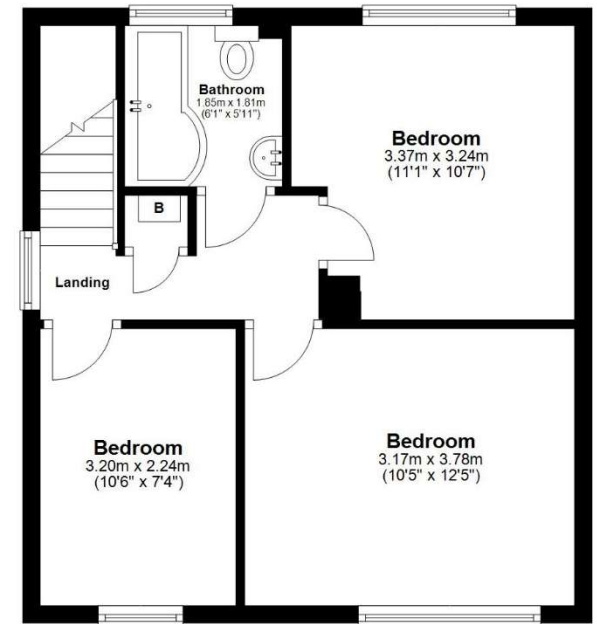
Ground Floor

Main area: approx. 46.0 sq. metres (495.6 sq. feet)
Plus garages, approx. 14.5 sq. metres (156.5 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



Main area: Approx. 86.7 sq. metres (933.5 sq. feet)

Plus garages, approx. 14.5 sq. metres (156.5 sq. feet)