

hunter
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90 Parklands, Wotton-under-Edge, Gloucestershire, GL12 7NR

A superb four bedroom detached home with generous gardens, a tandem garage and off-road parking set within a peaceful cul-de-sac location and just a short stroll from the town centre. Offered to the market with no onward chain.

Parklands is a sought-after, mature development of homes built in the late 1960's and into the early 1970's. This particular property had a ground floor rear extension added by the very first owner to create a spacious kitchen/breakfast room and enlarged dining room. The property now enjoys just over 1,430sq. ft of living space, and having been a much-cherished family home for the last 50 years, it is now ready for another family to make their own.

The property is entered via a spacious porch into a welcoming entrance hallway with stairs rising to the first floor and an understairs cupboard providing useful storage space. The impressive sitting room is filled with natural light from the large picture window at the front. The stone fireplace, complete with a wood effect gas fire inset, makes a real focal point to the room. Glazed double doors flow into the dining room which allows the rooms to be divided or open plan, as required. French doors at the far end of the dining room open out to the rear garden. The kitchen/breakfast room sits adjacent to the dining room and has been fitted with an excellent range of base and wall cabinets. There is space for an oven, fridge/freezer, and tumble dryer along with space and plumbing for a washing machine and dishwasher. A door provides access into the garden. A useful WC accessed from the hallway completes the accommodation on the ground floor.

On the first floor a landing area provides access to all four bedrooms, the family bathroom and a linen cupboard. The two double bedrooms are very well proportioned and both benefit from built-in wardrobes. The third bedroom is a large single 'L' shaped room with a built-in cupboard. The fourth room is a further single and would work equally well as a bedroom or study. The family bathroom has been recently modernised and has contemporary white suite comprising a bath with a shower over and a vanity unit with a wash hand basin inset and a WC.

Outside to the front of the house there is an attractive garden laid to lawn with several flower beds and a path leading to the front door. There is a pedestrian footpath to either side of the house providing access to the rear garden. To one side of the garden is a driveway ahead of the tandem garage, which benefits from power and light and an automated roller door.

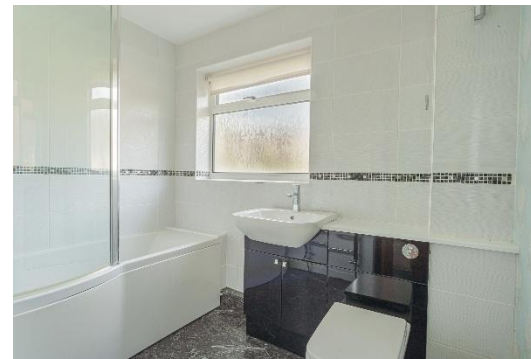


The established rear garden is bordered by fence panels to three sides. A patio terrace runs the width of the house and is the perfect space for outdoor entertaining in the warmer months. The rest of the garden is laid to lawn with herbaceous borders and a specimen tree.

We understand the property is connected to all mains services; gas, electricity, water and drainage. Council tax band E (Stroud District Council). The property is freehold. EPC – D(61).

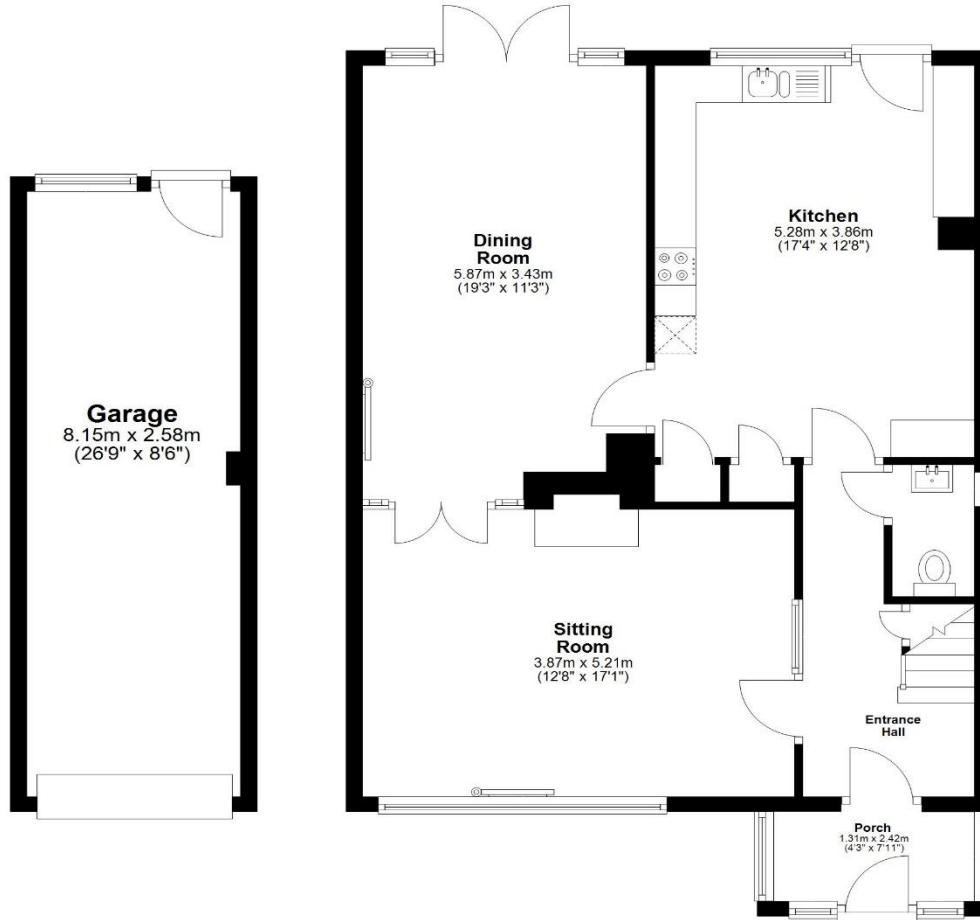
The charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafes and restaurants and two supermarkets. The town also offers two primary schools, the highly regarded Katharine Lady Berkeley secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. There are numerous walks and cycling opportunities from the doorstep and the 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 £550,000



Ground Floor

Main area: approx. 76.1 sq. metres (819.1 sq. feet)
Plus garages, approx. 21.0 sq. metres (226.3 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.1 sq. feet)



Main area: Approx. 133.0 sq. metres (1431.2 sq. feet)
Plus garages, approx. 21.0 sq. metres (226.3 sq. feet)