



**FREEHOLD**

**£499,000**



## **CROUDEN RISE, GRANGE COURT, WESTBURY-ON-SEVERN, GLOUCESTERSHIRE, GL14 1PL**

- **TWO BEDROOM DETACHED BUNGALOW (ONE EN-SUITE)**
- **CONSERVATORY**
- **UTILITY ROOM**
- **TRIPLE GLAZING**
- **DOUBLE BRICK BUILT GARAGE PLUS AMPLE PARKING**
- **LOUNGE**
- **KITCHEN/BREAKFAST ROOM**
- **FAMILY BATHROOM**
- **LOVELY GARDENS WITH VIEWS**
- **FIRST TIME TO MARKET IN OVER 40 YEARS**

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# CROUDEN RISE, GRANGE COURT, WESTBURY-ON-SEVERN, GLOUCESTERSHIRE, GL14 1PL

**KJT RESIDENTIAL ARE DELIGHTED TO SHOWCASE THIS TWO BEDROOM DETACHED BUNGALOW, RARELY AVAILABLE IN THIS RURAL LOCATION WITH PANORAMIC VIEWS. THE PROPERTY BENEFITS FROM GOOD SIZED GARDENS, LOADS OF OFF ROAD PARKING AND LOCATION PROVIDES EASY ACCESS TO GLOUCESTER.**

Westbury-on-Severn is located on the A48 approximately 10 miles from Gloucester and is a popular village providing a range of facilities to include a post office, parish hall, church, primary school, doctor and dental surgeries, Westbury Court Gardens, sports clubs, children's recreational clubs and a bus service to Gloucester and surrounding districts. Local Comprehensive Schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

For the commuter access can be gained to the M5 motorway for connection with the M50 motorway, linking up the Midlands, the North, Wales, London and the South.

Integral porch and UPVC door leads to -

**Hallway:** Two windows to front, radiator.

**Sitting Room:** 18' 5" x 11' 11" (5.62m x 3.64m), Triple glazed picture window with panoramic views, gas fire with mantle over, radiator, double door to -

**Conservatory:** Glazed, taking advantage of the views and French doors to outside.

Off the hall -



**Kitchen/Breakfast Room:** 10' 4" x 9' 11" (3.14m x 3.03m), Wall and base units provide storage space, granite effect worktops fitted cooker, fitted induction style hob one and a half bowl sink unit, tiled splash-backs, plumbing for dishwasher, double fitted cupboard housing gas boiler (Calor) providing central heating and domestic hot water, also in the cupboard is shelving. Kitchen has wood effect flooring and a radiator.

Door to -

**Utility Room:** Wall and base units, fitted wine rack, plumbing for washing machine and space for tumble dryer, window and door to outside.



Off the hall -

**Bedroom One (Great size!): 21' 4" x 9' 11" (6.5m x 3.02m)**, Windows to two aspects letting the light flood in and giving a lovely outlook, radiator, fitted wardrobes. En-suite Suite comprising shower cubicle, low level W.C., sink inset in vanity unit, tiled walls, radiator, window.

**Bedroom Two: 13' 0" x 10' 4" (3.95m x 3.16m)**, Window to front, fitted wardrobes, radiator.

**Family Bathroom:** Suite comprising corner bath with shower over, low level W.C., bidet, sink inset in a vanity unit with mirror over, tiled walls, radiator, window.

**Outside:** The bungalow sits in lovely gardens with lots of shrubs and mature trees. There are various seating areas to take in the fantastic view over surrounding farmland countryside. Gates lead to the parking area and there is a double garage with power and lighting. There is also a workshop/store shed. Off the conservatory is a raised decked area, again taking advantage of the view.

**Services:** Mains water, electricity and drainage are connected to the property. The heating system and services where applicable have not been tested.

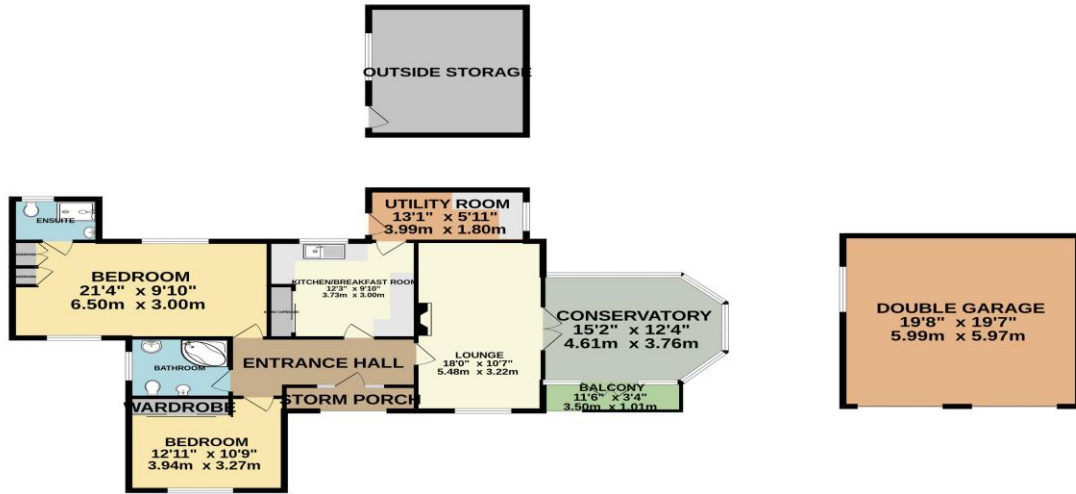


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

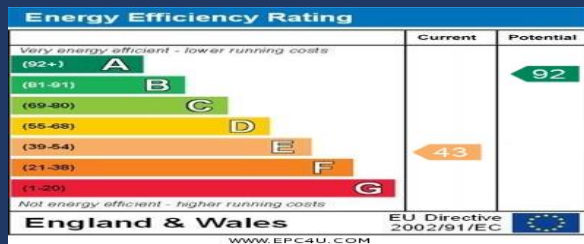
**01594 823033**



GROUND FLOOR  
1760 sq.ft. (163.5 sq.m.) approx.



TOTAL FLOOR AREA: 1760 sq.ft. (163.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PASSIONATE  
ABOUT  
*Property*  
SINCE 1982