

for sale

offers in excess of **£400,000** Freehold



Falcon Road Charfield Wotton-Under-Edge GL12 8EQ

*DETACHED FAMILY HOME * THREE
BEDROOMS * LOUNGE *
KITCHEN/DINING ROOM * UTILITY *
DOWNSTAIRS GUEST CLOAKROOM *
EN-SUITE TO PRINCIPAL BEDROOM *
FRONT AND REAR GARDENS * GARAGE
* BEING OFFERED WITH NO ONWARD
CHAIN *



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Property Details

Ground Floor

Entrance Porch

Open storm porch with canopy and courtesy lighting.

Entrance Hall

Double glazed door with obscured glazed panel to front elevation, stairs rising to first floor, smooth ceiling, Amtico tiled flooring, radiator and doors leading to kitchen/dining room, lounge and cloakroom.

Cloakroom

Low level WC, pedestal wash hand basin, tiled splashbacks, Amtico tiled flooring and radiator.

Lounge 18' 6" x 9' 7" (5.64m x 2.92m)

Double glazed window to front and side elevations, TV point, smooth ceiling and two radiators.

Kitchen / Dining Room 18' 6" x 8' 7" (5.64m x 2.62m)

Double glazed window to front elevation and double glazed french doors and panels to side elevation. Modern fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a one and half bowl sink/drain, electric oven and grill with gas hob and extractor over, integrated dishwasher, integrated fridge/freezer, smooth ceiling with inset spotlights and light fitting, Amtico flooring, and door leading to utility room.

Utility Room 6' 10" x 4' 3" plus recess (2.08m x 1.30m plus recess)

Double glazed full length window to rear elevation, base unit with work surfaces over incorporating a stainless steel sink/drain, tiled splashback, understairs storage cupboard, cupboard housing combination boiler, Amtico flooring and radiator.

First Floor

Landing

Stairs rising from ground floor, access to loft area, airing cupboard with slatted shelving, radiator and doors leading to all bedrooms and family bathroom.

Bedroom One 13' 4" x 8' 9" (4.06m x 2.67m)

Double glazed window to side elevation, TV point, smooth ceiling, radiator and door leading to en-suite.

En-Suite

Double glazed window with obscured glass panel to front elevation. Double shower cubicle with tiled walls, low level WC, pedestal wash hand basin, smooth ceiling with spotlights inset, extractor fan, tiled flooring and chrome heated towel rail.

Bedroom Two 10' 7" x 9' 5" plus door recess (3.23m x 2.87m plus door recess)

Double glazed window to front elevation, TV point, smooth ceiling and radiator.

Bedroom Three 9' 9" x 7' 6" (2.97m x 2.29m)

Double glazed window to side elevation, smooth ceiling and radiator.

Bathroom

Double glazed window with obscure glass panel to front elevation. Bathroom suite comprising panelled bath with rainfall shower over and glass shower screen, partially tiled walls, tiled flooring and chrome heated towel rail.

Outside Space

Front Garden

Open access, mainly laid to lawn with paving to front approach and areas laid to decorative stone chippings, open storm porch, courtesy lighting and gated side access.

Rear Garden

Fully enclosed corner plot with courtesy door to garage and gated access, landscaped mainly laid to lawn with raised timber flower and shrub planter running the gardens length, patio and composite decked areas and outside tap.

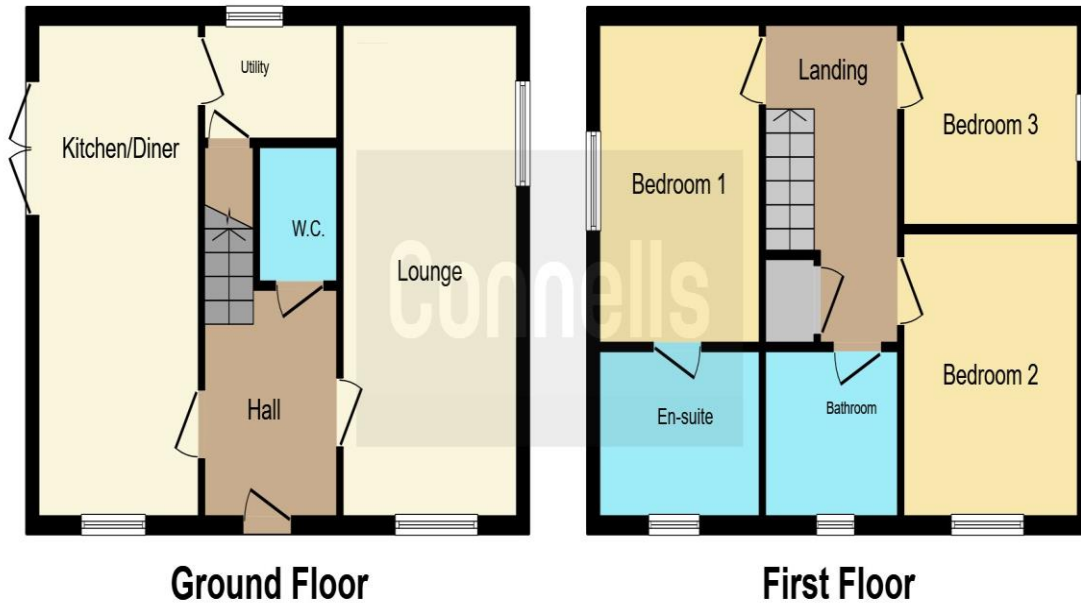
Garage

With up and over door, power and lighting, eaves storage and courtesy door.

Parking

Driveway providing off street parking leading to garage with front parking area.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Tenure: Freehold

EPC Rating: B

Property Ref: YAT307374 - 0012

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