

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, Antico 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.

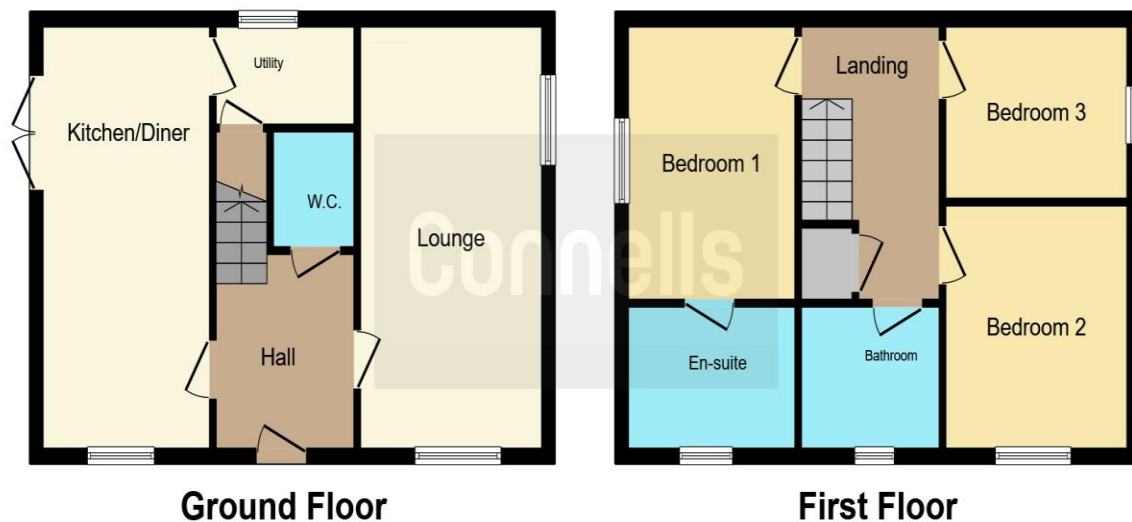
### **Garage**

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

**T 01454 320 555**  
**E [yate@connells.co.uk](mailto:yate@connells.co.uk)**

72-74 Station Road Yate  
BRISTOL BS37 4PH

**Tenure:** Freehold

**EPC Rating:** B

Property Ref: YAT307374 - 0013

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