



**The Nurseries Itchington Road, Tytherington Wotton-Under-Edge GL12
8QE**


allen & harris

welcome to

The Nurseries Itchington Road, Tytherington Wotton-Under-Edge

**** WRAP AROUND GARDEN****This beautiful family home set in the heart of Tytherington village boasts character and charm with three double bedrooms, kitchen/breakfast room, Utility, reception room, study, additional reception/guest room with en-suite. luxury family bathroom, parking.

Rear Entrance Hall

Double door to rear, window to side along side boot room.

Kitchen/Breakfast Room

13' 10" x 11' 3" (4.22m x 3.43m)

Double glazed window to rear, window to front, wall and base units with worktop over, space for fridge freezer, dishwasher, built in electric oven and hob , stainless steel sink with drainer, vinyl flooring, radiator.

Utility Room

8' 8" x 7' 1" (2.64m x 2.16m)

Double glazed window to front, housing newly fitted oil central heating boiler, space for washing machine, tumble dryer and extra storage. with worktop and stainless steel sink and drainer , vinyl flooring.

Guest Room/ Additional Room

13' 2" x 12' 5" (4.01m x 3.78m)

Double glazed window to rear, radiator. pull down guest bed, Door leading to en-suite and storage cupboard.

En-Suite

W/C, Hand wash basin, Shower cubicle, storage cupboard, part tiled walls, tiled flooring, heated towel rail. extractor fan, radiator.

Study / Office

11' 2" x 8' 7" (3.40m x 2.62m)

Double glazed window to rear, radiator.

Reception Room

12' 11" x 12' 11" (3.94m x 3.94m)

Double glazed window to front with door leading to conservatory, Open fire with hearth surround, wood

flooring. radiator.

Conservatory

12' 4" x 8' 6" (3.76m x 2.59m)

Glass conservatory to side with sliding doors to gain access to gardens, tiled flooring.

Front Entrance Hall

Wooden door to front, double glazed window to front with stone walls surround, tiled flooring, wood- burning stove and stairs to first floor.

Landing

Window to front, Loft access, radiator.

Bedroom One

13' x 12' 11" (3.96m x 3.94m)

Double glazed windows to front and side, radiator.

Bedroom Three

11' 2" x 8' 7" (3.40m x 2.62m)

Double glazed window to rear, radiator.

Main Bathroom

Velux style window, W/C, wash hand basin with storage, bath, separate shower cubicle , extractor fan, part tiled and tiled flooring , heated towel rail.

Bedroom Two

14' 2" x 11' 2" (4.32m x 3.40m)

Double glazed window to rear and front, Radiator.

Store Room

8' 5" x 8' 4" (2.57m x 2.54m)

Wooden door leading to storage room, double glazed window to side, lighting and power.

Private Driveway

Wooden gates with hard standing for Multiple



vehicles.

Gardens

Garden surrounds the property with grass laid and mature trees flowers and shrubs. raised patio seating area.



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The Nurseries Itchington Road, Tytherington Wotton-Under-Edge

- THREE DOUBLE BEDROOMS
- CHARACTER PROPERTY
- COUNTRY KITCHEN/BREAKFAST ROOM
- RECEPTION ROOM WITH OPEN FIRE
- ADDITIONAL RECEPTION ROOM/GUEST ROOM

Tenure: Freehold EPC Rating: E

Council Tax Band: E

offers in excess of

£700,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
CPS104869 - 0016

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