



**Cranesbill Crescent, Charfield Wotton-Under-Edge GL12 8EH**

**welcome to**

## **Cranesbill Crescent, Charfield Wotton-Under-Edge**

\*\*\*EXECUTIVE DETACHED FAMILY HOME\*\*\*SOUTHERLY FACING\*\*\* A four bedroom detached family home located in the sought after location of Charfield. Accommodation comprises; Generous Entrance Hall, Cloakroom, Lounge, Kitchen/Diner, Utility Room, Four well sized bedrooms, Ensuite & Family Bathroom.

### **Entrance Hall**

A spacious entrance with two double glazed windows to front, double glazed door to front, storage/coat cupboard, feature height radiator, tiled flooring.

### **Cloakroom**

Low level w/c, wall mounted wash hand basin, radiator, tiled flooring

### **Lounge**

21' 11" x 11' 3" ( 6.68m x 3.43m )

Dual aspect double glazed window to front, double glazed window to side bay, double glazed window to side, two feature radiators

### **Kitchen/Diner**

Double glazed window to front, a modern fitted kitchen with both wall & floor units with work surfaces over, 1 1/2 bowl stainless steel sink & drainer, water softener, under counter lighting, spotlights inset to ceiling, electric oven, gas hob with extractor fan over, integrated dishwasher & tall fridge freezer, radiator, French doors to garden, door to:

### **Utility Room**

Base units with work surfaces over, space for washing machine, radiator, cupboard housing boiler, tiled flooring

### **Landing**

Loft access, ladder, airing cupboard housing hot water cylinder

### **Bedroom One**

11' 6" x 10' 8" ( 3.51m x 3.25m )

Double glazed window to side, built in wardrobe, radiator

### **Ensuite**

Walk in shower cubicle with thermostatically controlled mixer, low level w/c, wall mounted wash hand basin, spotlights, tiled flooring, part tiled walls, heated towel rail

### **Bedroom Two**

11' 1" max x 10' ( 3.38m max x 3.05m )

Double glazed window to front, radiator, wood effect laminate flooring

### **Bedroom Three**

11' 4" x 10' 7" ( 3.45m x 3.23m )

Double glazed window to side, radiator

### **Bedroom Four**

11' 2" x 10' 2" ( 3.40m x 3.10m )

Double glazed window to front & side, radiator

### **Bathroom**

Double glazed window to front, bath with mixer shower, glazed screen, chrome effect towel radiator, wall mounted wash hand basin, low level w/c, spotlights inset to ceiling, tiled flooring, part tiled walls

### **Rear Garden**

Fully enclosed by boundary wall, generous patio area with feature lighting, artificial lawn, personal door to garage

### **Garage**

Electric roller door to driveway, power & light, door to garden





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## Cranesbill Crescent, Charfield Wotton- Under-Edge

- SOUTHERLY FACING GARDEN
- GENEROUS LIVING SPACE
- KITCHEN/DINER & UTILITY
- FOUR WELL PROPORTIONED BEDROOMS
- CLOAKROOM & ENSUITE & FAMILY BATHROOM

Tenure: Freehold EPC Rating: B

offers in excess of  
**£550,000**



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](http://www.focalagent.com)

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Property Ref:  
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