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44 James Orchard, Berkeley,
GL13 9TP

Asking Price
£410,000



CONVERTED THREE BEDROOMED DETACHED HOUSE IN QUIET CUL DE SAC POSITION BOASTING LARGER THAN AVERAGE REAR GARDEN AND VIEWS. ENTRANCE HALL, SPACIOUS LOUNGE/DINER, UPGRADED OPEN PLAN KITCHEN/DINER WITH UTILITY AREA, CLOAKROOM, THREE BEDROOMS, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, FAMILY BATHROOM, AMPLE STORAGE, GAS CENTRAL HEATING, DOUBLE GLAZING, LANDSCAPED GARDEN, GARAGE AND DRIVEWAY. ENERGY RATING: C MUST BE SEEN!

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44 James Orchard, Berkeley, GL13 9TP

SITUATION

This property occupies a superb location in James Orchard, which is a modern development situated within walking distance of the market town of Berkeley. Close at hand are local amenities including a number of retailers, primary school, medical centre and library. Berkeley is famous for its Castle and Jenner Museum and the property is well placed for travel throughout the south west including the major centres of Gloucester, Bristol and Cheltenham via the M5/M4 motorway network.

DIRECTIONS

If travelling from the A38 follow the signs to Berkeley town centre and continue into Canonbury Street and bearing left at the Town Hall into Salter Street passing the old Mariners Arms on the left hand side. Continue for a further 200m, turning right into James Orchard and No. 44 can be found close to the head of the cul-de-sac on the right hand side.

DESCRIPTION

Having been converted from a four bedroom to a well laid out three bedroom property with storage, the property boasts good internal living along with exceptional outdoor entertaining space with potential to extend. The property is currently offered with excellent living space leading through to a fabulous upgraded kitchen/dining room with appliances, breakfast island and useful utility area and cloakroom. On the first floor there are three bedrooms, master with ensuite shower room, family bathroom and storage cupboards. Externally there is a driveway and single detached garage to the front and beautifully landscaped enclosed rear garden for entertaining.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE HALLWAY

Having upvc door to the front, useful storage cupboard and double glazed window to the side leading to;

CLOAKROOM

W/C and wash basin with radiator and double glazed window to front.

LOUNGE 5.34m x 4.89m (17'6" x 16'0")

Spacious with excellent entertaining space, having stairs to the first floor, fireplace with coal effect gas fire, radiator, under stairs alcove and patio doors leading out on to the rear garden, an opening leads through to:

KITCHEN/DINING AREA 5.33m x 3.47m (17'5" x 11'4")

This well thought out space offers excellent entertaining space both for cooking and socialising, having wall and base units offering ample storage with wooden worktops over, stainless steel sink and drainer, built in oven and ceramic hob with extractor over. A well designed island is the focal point of the room with storage cupboards and breakfast bar. A bespoke utility area is tucked away to the side having plumbing for the washing machine and dishwasher and additional storage with matching wooden worktop over to blend with the kitchen and additional worktop space, a further breakfast bar allows for additional eating space. There is a double glazed window to the front and double glazed window and door giving access to the rear garden.

ON THE FIRST FLOOR

BEDROOM ONE 3.93m x 3.19 (12'10" x 10'5")

Spacious with radiator and double glazed window to rear and door leading to:

EN-SUITE

Having shower cubicle with electric shower, built in w/c and vanity wash basin with storage, ladder radiator and double glazed window to front.

BEDROOM TWO 3.20m x 2.74m (10'5" x 8'11")

With radiator and double glazed window to rear .

BEDROOM THREE 2.69m x 1.91m (8'9" x 6'3")

Having radiator and double glazed window to front.

BATHROOM

White suite comprising: bath with shower over, pedestal wash basing and w/c, ladder radiator and double glazed window to rear.

EXTERNALLY

To the front of the property is a lawned area with steps leading to the front door. A tarmac driveway provides off street parking and leads to the detached single garage and side gate giving access to the enclosed rear garden. The current owners have landscaped the garden and this larger than average space has good size patio area for alfresco dining, railway sleepers and steps lead on to the lawned area with pathway to contemporary and well presented glass veranda with decking area for lounging. The garden is edged by boundary fencing and brick and has great potential.

AGENTS NOTES

Tenure: Freehold
All mains services are believed to be connected
Council Tax Band E (£2,711.43 payable)

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

