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33 Manor Lane, Charfield, Wotton-under-Edge, GL12 8TA

Asking Price
£450,000



SPACIOUS THREE BEDROOM DETACHED HOUSE - PLEASANT POSITION - IN SOUGHT AFTER RESIDENTIAL AREA - POPULAR VILLAGE LOCATION - ENTRANCE HALL - CLOAKROOM/WC - LIVING ROOM - DINING ROOM - KITCHEN/BREAKFAST ROOM - UTILITY ROOM - CONSERVATORY - THREE GOOD SIZE BEDROOMS - BATHROOM/SECOND WC - LARGE GARAGE/WORKSHOP - ATTRACTIVE ENCLOSED GARDENS - OFF ROAD PARKING FOR A NUMBER OF CARS - MUST BE SEEN - ENERGY RATING: D

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33 Manor Lane, Charfield, Wotton-under-Edge, GL12 8TA

SITUATION

The property occupies a pleasant position in Manor Lane which is a popular established residential area in the village of Charfield. Local facilities include shops, public houses, primary school and playing field. The nearby Cotswold town of Wotton-under-Edge offers a wider range of facilities including Katherine Lady Berkeley Comprehensive School and a range of retailers. Charfield is well placed for junction 14 of the M5 motorway, which is within a few minutes drive.

DESCRIPTION

This detached property offers spacious three bedroomed accommodation laid out over two floors and includes canopy porch leading to entrance hall, cloakroom/wc, spacious living room, separate dining room, kitchen with adjoining breakfast room, utility room and conservatory. On the first floor there are two large double bedrooms and a good sized third bedroom along with family bathroom. The property externally is approached via a tarmac driveway with low maintenance front garden and double gates leading to further parking area and onto the garage workshop. The enclosed rear gardens are a particular feature of the property and are laid to lawn and enclosed by fence and hedging. The property benefits from gas fired radiator central heating and extensive double glazing. The property must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

DIRECTIONS

If entering Charfield from Wotton-under-Edge travelling in a westerly direction on the B4058, continue to the roundabout and proceed straight across towards Charfield village and continue for approximately three quarters of a mile passing the petrol station on the right hand side and continue over the railway bridge taking the next turning on the left into Little Bristol Lane and continue for approximately 150 metres taking the first turning on the right into Manor Lane and as the road bears right towards Underhill Road continue straight on through Manor Lane and No. 33 will be found on the right hand side.

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).

CANOPY PORCH

Open fronted canopy porch giving access to:

ENTRANCE HALL

Having double radiator, stairs to first floor, laminate wood flooring, under stairs storage cupboard and further built in cupboard.

CLOAKROOM/WC

Wash hand basin, low level wc, stainless steel ladder towel rail and wooden double glazed window to side.

LIVING ROOM 4.8 x 3.72 (15'9" x 12'2")

Having double glazed window to front, double radiator, fireplace with wood surround, electric fire and marble effect insert, two wall light points.

DINING ROOM 3.16 x 2.68 (10'4" x 8'10")

Having double glazed window to rear and radiator.

KITCHEN/BREAKFAST ROOM 4.53 x 3.18 (14'10" x 10'5")

Having a range of wood fronted wall and base units with tiled work surfaces over, inset one and half bowl single drainer sink unit, integrated fridge, built in oven, ceramic hob with cooker hood over, laminate flooring, radiator and patio doors to:

CONSERVATORY 3.60 x 2.97 (11'10" x 9'9")

Having double glazed surround, double glazed French Doors to garden, further double glazed door to side, tiled floor and two wall light points.

UTILITY ROOM 2.25 max x 1.74 (7'5" max x 5'9")

Having double glazed window to side, wall mounted Worcester boiler supplying radiator central heating and domestic hot water, laminate flooring and radiator.

ON THE FIRST FLOOR

LANDING

Having double glazed window to side and front, access to loft space via loft ladder, airing cupboard with radiator.

BEDROOM ONE 4.85 narrowing to 3.3 x 4.3 (15'11" narrowing to 10'10" x 14'1")

Having double glazed window to rear and radiator.

BEDROOM TWO 4.36 narrowing 3.65 x 3.85 (14'4" narrowing 12'0" x 12'8")

Having radiator and double glazed window to front.

BEDROOM THREE 3.98 narrowing to 3.39 x 2.37 (13'1" narrowing to 11'1" x 7'9")

Having double glazed window to rear and radiator,

SHOWER ROOM

Having full size walk in shower with fold down seat and glass screen, splashback, low level wc, vanity wash hand basin, radiator, vinyl flooring, double glazed window.

EXTERNALLY

To the front of the property there is a low maintenance garden with attractive slate covered area and an array of shrubs, Tarmac drive with parking space for a number

of cars leads to double gate with further parking area which continues to GARAGE/WORKSHOP (5.24m x 4.7m) having up and over door, personal door to side. The rear garden has attractive paved patio, ornamental trees, shrubs, flower borders and is enclosed by wall and fencing. The garden is a particular feature of the property and must be seen to be fully appreciated.

AGENTS NOTE

Tenure: Freehold
Council Tax Band: 'D'
Gas Fired Radiator Central Heating
All Mains Services are understood to be connected. There is a water meter.

VIEWING

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

