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Burnside Potters Pond, Wotton-Under-Edge, GL12 7HF

Guide Price
£470,000



THIS STYLISH 3/4 BEDROOM RESIDENCE IS A GEM WAITING TO BE DISCOVERED. NESTLING JUST BELOW THE LOVELY TOWN CENTRE OF WOTTON-UNDER-EDGE THE LOCATION IS IDEAL FOR POPPING QUICKLY INTO TOWN OR JUST SITTING AND ENJOYING THE MATURE GARDEN WHICH HAS THE GENTLE SOUND OF A BABBLING STREAM WHICH RUNS ALONGSIDE THE BOUNDARY. IT HAS BEEN IN THE SAME OWNERSHIP FOR OVER 50 YEARS AND EXTENDED TO PROVIDE VERSATILE ACCOMMODATION WHICH BRIEFLY INCLUDES: ENTRANCE HALLWAY, SITTING ROOM WITH WOOD FLOORING, WELL EQUIPPED KITCHEN/BREAKFAST ROOM, BEDROOM FOUR/DINING ROOM, UTILITY/BOOT ROOM, CLOAKROOM, THREE FIRST FLOOR DOUBLE BEDROOMS, STUDY/NURSERY AND FAMILY BATHROOM. MATURE GARDENS ARE MAINLY TO THE SIDE AND REAR OF THE PROPERTY WITH PARKING FOR THREE/FOUR CARS TO THE FRONT AND A GARAGE SPACE. DON'T MISS OUT ON THE OPPORTUNITY TO OWN THIS LOVINGLY MAINTAINED VERSATILE HOME IN A FANTASTIC LOCATION. ENERGY RATING D

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SITUATION

This stunning semi-detached property is situated in Potters Pond which is a sought after area within short walking distance of the bustling market town of Wotton-under-Edge, yet tucked away to equally enjoy a tranquil atmosphere. It has direct access to the streamside walk towards Coombe. Wotton-under-Edge is a thriving town and offers a wide range of amenities including independent retailers and supermarkets, restaurants and bars. The town proudly has its own cinema. There are also primary schools, doctors and dentist surgeries along with leisure facilities. Katherine Lady Berkeley comprehensive school is just on the outskirts of the town. Wotton-under-Edge is situated close to the M5 motorway at Falfield (junction 14) and the A38 which gives easy access throughout the South West.

DIRECTIONS

From the War Memorial at the bottom of Old Town drop down the hill keeping to the left as the right fork goes to Hillesley, go past The Ram Inn on your right. Take the first turning on your left where signposted Britannia Mews and Burnside is just on the right.

DESCRIPTION

This property is being offered with no onward chain having been in the same ownership for over 50 years. It is superbly located nestling just below the town centre set in mature gardens. It has the best of both worlds - convenience of being within easy walking distance of the town centre and all its amenities and the superb position of being tucked away with a lovely tranquil atmosphere of the babbling stream to the edge of the boundary. The property has been meticulously maintained throughout ownership and has just been extensively decorated and fitted out with new carpets ready for sale. Burnside has been extended to make superb versatile family accommodation. The accommodation briefly comprises:- entrance hallway leading into spacious sitting room with bay window, well fitted kitchen/breakfast, bedroom 4/dining room, cloakroom and utility/boot room. On the first floor there are 3 double bedrooms, study/nursery and a good sized bathroom. The property benefits from double glazing and gas central heating. A tarmac driveway provides parking for 3/4 cars to the front and access to a garage space. Mature gardens are mainly to the side and rear of the property.

This property is being sold with NO ONWARD CHAIN, making it attractive for those looking to move swiftly. A viewing is highly recommended to appreciate the location and versatile accommodation.

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).

CANOPY PORCH

SPACIOUS HALLWAY

With double glazed door and glazed side panels, double glazed window to side, engineered Oak flooring, radiator, stairs to first floor, half glazed door into:

SITTING ROOM 6.00m max x 4.30m into bay (19'8" max x 14'1" into bay)

Engineered Oak flooring, double glazed bay window to front, fireplace (currently blocked) having surround and hearth, Openreach telephone point, radiator, central light fitting, glass door into:

KITCHEN/BREAKFAST ROOM 6.00m x 2.54m (19'8" x 8'3")

Fitted with a range of white wall and floor cupboards, drawer unit, stainless steel sink unit, worktops, plumbing for washing machine, useful shelved pantry, Belling electric four ring hob with extractor hood over, fan assisted double oven, laminate flooring, radiator, double glazed window to rear, door to:

BEDROOM FOUR/DINING ROOM 4.08m x 3.02m (13'4" x 9'10")

With double glazed window to rear, radiator, a door leads into the garage space.

UTILITY/BOOT ROOM 2.7m x 2.43m (8'10" x 7'11")

From the kitchen there is an opening to a rear utility/boot room with a cloakroom off with low level WC, wash hand basin and radiator, there is further space with two double glazed windows, radiator and door into the rear garden. It may be possible to extend the cloakroom and make a shower room (subject to any necessary consent). There is also a cupboard housing the gas fired central heating boiler.

ON THE FIRST FLOOR

LANDING

With access to insulated loft space.

BEDROOM ONE 3.62m x 3.16m (11'10" x 10'4")

With double glazed window to front overlooking Potters Pond and the beautiful church of St Mary's, radiator.

BEDROOM TWO 6.28m x 3.07m (20'7" x 10'0")

With double glazed window to both front and rear, two wall lights, radiator, access to roof space.

BEDROOM THREE 3.65m x 2.55m (11'11" x 8'4")

With double glazed window to rear with lovely views over the garden,, radiator, built-in wardrobe.

STUDY/NURSERY 2.99m x 2.15m (max) including bulk head (9'9" x 7'0" (max) including bulk head)

With double glazed window to front.

BATHROOM 2.26m x 2.17m (7'4" x 7'1")

With P-shaped bath with shower over and glass screen, pedestal wash hand basin and low level WC, fully tiled walls and floor, ladder radiator and double glazed window.

EXTERNALLY

To the front there is a tarmac driveway which provides parking for three/four cars and a GARAGE 4.18mx 3.06m with up-and-over door and rear door leading into the house. There is a stream which forms part of the boundary to side and front of the property. A gate gives access to the side of the property with a pathway and gravelled area which follows the stream to the corner of the garden. The gardens are laid to lawn with two patios which provide sitting areas to enjoy the peace and tranquility of the garden. There are raised borders and mature shrubs to the edge. A rear gateway gives access out onto a streamside walk towards Coombe.

AGENT NOTES

Tenure: Freehold

Services: All services are understood to be connected.

Council Tax Band: C (£2113.82 payable).

We believe that the property is in a Conservation area
Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING

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

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.

