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Sunnybank, 4, Bevans Hill Lynch Road, Berkeley,
GL13 9TF

Price Guide
£650,000



A STUNNING DETACHED DORMER BUNGALOW THAT EXUDES CHARM AND CHARACTER! THIS PROPERTY BOASTS A SPACIOUS LOUNGE WITH WOODBURNING STOVE, LARGE FITTED KITCHEN/DINING ROOM WITH SOCIAL ISLAND, FIVE GENEROUSLY SIZED BEDROOMS AND TWO BATHROOMS, MASTER SUITE COMES COMPLETE WITH A DRESSING ROOM AND EN SUITE, ADDITIONALLY THE FIFTH BEDROOM FEATURES A BALCONY OVERLOOKING THE REAR GARDEN AND THERE IS AN OUTDOOR SWIMMING POOL ADDING A TOUCH OF INDULGENCE TO THIS ALREADY IMPRESSIVE HOME. A GARAGE AND DRIVEWAY PROVIDE AMPLE OFF STREET PARKING. THIS PROPERTY OFFERS A COMBINATION OF STYLE, COMFORT AND FUNCTIONALITY WITH OIL CENTRAL HEATING, EPC D, TAX BAND E. MUST BE SEEN TO BE TRULY APPRECIATED!

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SITUATION

This individual detached bungalow is situated on the outskirts of Berkeley Town Centre. This town is famous for its Jenner Museum and Castle and provides a number of local retailers along with primary school. There are a number of country walks, including the Deer Park and the adjoining Berkeley Vale countryside. The larger centres of Dursley, Wotton under Edge and Thornbury have secondary schooling along with a wider range of shopping facilities and recreational facilities. Travelling to the larger centres of Gloucester, Bristol & Cheltenham is made accessible via the nearby A38 and M5/M4 motorway network.

DIRECTIONS

Approaching Berkeley from the A38 on the west side of the M5 between Gloucester and Bristol. From the A38 proceed towards the town centre on the B4066, continue straight across at the roundabout passing the castle on the left side. Proceed for approximately 400 metres on Canonbury Street taking a left on to Salter Street and continue for a further 500 metres and the property can be located on the right hand side.

DESCRIPTION

If you are looking for the 'wow' factor - you've found it! This impressive detached dormer bungalow has a mediteranean feel both inside and out. Having been in the same ownership for many years the property has been lovingly extended and upgraded throughout offering exceptional space perfect for entertaining and enjoying. The spacious entrance hallway weaves through the property to four of the five bedrooms, master having its own unique dressing room and en-suite, there is a good size family bathroom and the main living areas include a larger than average and well presented lounge having ample space and woodburning stove, and leading through to the hub of the house, being the extended and modernised fitted kitchen/diner having social island and excellent entertaining space with eye catching views onto the rear garden. A staircase leads to the first floor fifth bedroom or snug with French door leading out on to a fabulous balcony area for relaxing which overlooks the most spectacular rear garden. The garden can be accessed through French doors via the kitchen leading out on to what can only be called a retreat for relaxing and unwinding with large patio area and lawned areas edging the fabulous SWIMMING POOL and summer house with hot tub, along with vegetable plot and access to the detached garage and driveway to the front offering ample off street parking and views across open fields towards Deer Park.

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 wooden door with double glazed side screens leading to the welcoming entrance hallway with quarry tiles and wooden flooring, storage cupboard and radiator leading to:

LOUNGE 7.42m x 3.41m (24'4" x 11'2")

Having excellent space and offering a cosy feel with feature fireplace having attractive brick and woodburning stove, wooden flooring throughout and radiator, double glazed window to front with views towards open fields and Deer Park, internal French doors leading to:

KITCHEN/DINER 6.36m x 4.66m (20'10" x 15'3")

Having been extended over time this versatile room offers excellent family space for both cooking and entertaining. Having an array of wall and base units with worktop over and social island with storage under, built-in double oven, dishwasher and ceramic 4 ring hob with extractor over, space for American fridge freezer and double glazed window to rear, walk-in pantry cupboard and space for dining or lounging. Patio doors provide access and views across the rear garden. Doorway and stairs lead to the first floor.

MASTER BEDROOM 3.47m x 3.43m (11'4" x 11'3")

Having radiator and double glazed window overlooking the rear garden, door leading to;

DRESSING ROOM 2.89m x 2.39m (9'5" x 7'10")

Walk-in dressing room, two built-in double wardrobes, with hanging rails, shelving and cupboard housing hot water cylinder, internal door leading to:

EN SUITE

Having shower cubicle with electric shower, WC, pedestal wash basin and ladder radiator.

BEDROOM TWO 3.73m x 3.46m (12'2" x 11'4")

Good size room with radiator and double glazed window to rear.

BEDROOM THREE 3.46m x 2.81m (11'4" x 9'2")

Having built-in wardrobe, radiator and double glazed window to front.

BEDROOM FOUR 2.85m x 2.17m (9'4" x 7'1")

This useful fourth bedroom is versatile and can be offered as a home office, playroom or bedroom, having radiator and double glazed window to front..

FAMILY BATHROOM

Larger than average and comprising: bath, with separate shower cubicle with jacuzzi shower, WC and pedestal wash basin, ladder radiator, fully tiled and double glazed window to front.

ON THE FIRST FLOOR

FIFTH BEDROOM/LOUNGE 6.40m* max x 4.67m height restriction* (20'11" max x 15'3" height restriction*)

This versatile space offers additional bedroom space or as a second lounge, having skylight and French doors leading out on to the balcony/sun terrace.

BALCONY/SUN TERRACE

Leading out from the first floor via French doors, this spacious terrace offers an excellent outdoor area with views over the beautifully landscaped rear garden with swimming pool below.

EXTERNALLY

To the front of this bespoke property a small brick wall leads through to a tarmac driveway with useful turning space and front of the property, edged by a good size attractive lawned area with established trees providing privacy and an array of shrubs and bushes sit neatly to the side. The driveway continues to the side of the property through wrought iron gates offering additional parking and leads to the detached single garage. A wooden side gate and pathway continues through to the enclosed rear garden. A beautifully landscaped garden with a calm mediterranean feel, having a spacious well appointed patio area for alfresco dining, palm trees flank the stunning and well maintained SWIMMING POOL, a summer house provides cover for a well positioned hot tub and a small pathway leads to a raised decked area and through to a decent size lawn area with a scattering of shrubs, trees and hedgerow providing a tranquil and private outdoor oasis, a well tended vegetable plot and greenhouse can be found to the side of the property leading to an additional wooden side gate to the front of the property.

GARAGE

Detached single garage with power, lighting and window to side.

AGENT NOTES

Tenure: Freehold
Services: Water and Electricity are connected along with Oil Central Heating
Council Tax Band: E (£2716.74 payable).
Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.

