



Charlwood Vicarage Lane, BS39 4LA

Offers In The Region Of £750,000

Nestled in the charming village of Compton Dando, this well-presented FOUR BEDROOM DETACHED PROPERTY on Vicarage Lane is a true gem. As you step inside, you'll be greeted by the inviting open plan living area on the ground floor, perfect for entertaining guests or simply relaxing with your loved ones. The uPVC double glazing and oil fired central heating ensure comfort all year round, while the double garage with an electric roller shutter door provides convenience and security for your vehicles.

Upstairs, you'll find four cosy bedrooms offering ample space for the whole family to unwind. The generously sized rear garden is a delightful retreat, ideal for children to play in or for hosting summer barbecues with friends and family.

If you're in search of a family home that ticks all the boxes, look no further than this charming property on Vicarage Lane. Don't miss out on the opportunity to make this house your home - book an internal inspection today and discover the endless possibilities that await you in this lovely abode.

Entrance via front door with obscured uPVC double glazed side panels giving direct access into

Hallway



Stairs descending to ground floor, stairs rising to first floor landing, storage cupboard with tiled flooring and hanging space for coats, doors to

Shower Room



Obscured uPVC double glazed window to side aspect, travertine tiled walls and flooring, concealed cistern w/c, circular bowl stone effect basin with chrome mixer tap and storage beneath, shower cubicle with hinged shower screen with floor drain and rainfall shower over, inset spots, extractor, wall mounted chrome heated towel rail.

Garage

16'4" x 13'4" (5.00 x 4.08)

Power and light connected, electric roller shutter door, access to oil tank for heating for the property (sunken into the floor)

Ground Floor

uPVC double glazed windows to both side aspects, doors to

Sitting/Dining Room

25'8" x 22'8" (7.83 x 6.91)



uPVC double glazed French doors with matching side panels giving access to the rear patio and garden, wooden flooring, coving, sliding door with glazed windows, wall mounted electric heater, uPVC double glazed picture window to rear aspect enjoying lovely views down the garden, double radiator, coving, wooden flooring, door to kitchen, 2 doors into

Study

13'4" x 8'3" (4.08 x 2.54)

Obscured uPVC double glazed high level window to side aspect, double radiator, wood effect flooring, inset spots.

Kitchen/Breakfast Room

13'6" x 12'4" (4.14 x 3.76)



uPVC double glazed pedestrian door to front aspect, uPVC double glazed windows to front aspect, door to utility room, a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl Franke stainless steel sink drainer unit with mixer taps over and waste disposal unit within sink, space and plumbing for full sized dishwasher, space for electric cooker with fitted extractor hood over, under unit lighting, tiled flooring, double radiator, steps lead down to

Utility Room

13'11" x 6'3" (4.25 x 1.91)



Tiled flooring, obscured uPVC double glazed pedestrian door giving access to side aspect, high level uPVC double glazed window, Belfast style sink, further worksurface area with space white goods including tumble drier, full sized washing machine and floor mounted oil boiler.

First Floor Landing

Access to loft space via a pull down ladder, single radiator, airing cupboard housing pressurised hot water tank and wooden shelving for linen, doors to

Master Bedroom

13'10" x 13'9" (4.22 x 4.20)

uPVC double glazed window to rear aspect enjoying pleasant views across the rear garden, single radiator, storage cupboards with hanging rail and shelving.

Bedroom Two

12'8" x 9'5" (3.88 x 2.88)

uPVC double glazed windows to rear and side aspects, storage cupboard with hanging rail and shelving.

Bedroom Three

13'4" x 8'11" (4.08 x 2.74)

uPVC double glazed window to front aspect, single radiator, good sized storage cupboard with hanging rail and shelving.

Bedroom Four

9'10" x 8'2" (3.00 x 2.51)

uPVC double glazed window to rear aspect enjoying pleasant views down the rear garden, single radiator, storage cupboard with hanging rail and shelving.

Family Bathroom

12'7" x 7'5" (3.86 x 2.27)



Obscured uPVC high level double glazed windows to front aspect, suite comprising low level w/c, wash hand basin with chrome mixer taps over and storage beneath, panelled bath with shower attachment, fully tiled shower cubicle with double hinged glazed doors with mains shower over, tiled flooring, wall mounted chrome heated towel rail, part tiled walls, fully tiled, inset spots.

Outside



There is pedestrian access on both sides from the front to the rear of the property. The rear garden is of a generous size with a terrace area ideal for al fresco dining, steps lead down to the remainder of the garden which is laid mainly to lawn with mature planted borders containing a good selection of mature shrubs, ground cover, evergreens and a willow tree. A garden shed, greenhouse and summerhouse are included in the sale. The rear garden is enclosed mainly by wood picket style fencing, Laurel hedging and featheredge fencing. The front of the property has a driveway providing off street parking and access to the double garage, the remainder is laid mainly to a level lawn with mature planted borders containing a mixture of ground cover, herbaceous perennials and established shrubs along with a mature Magnolia and Golden Ash. The front of the property also has an EV charging point. Steps lead down to a storage area.

Agent Note

Wood burner is not included in the sale.

Floor Plan

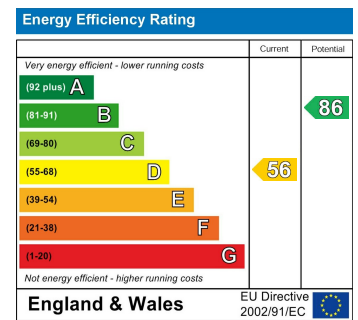


Total area: approx. 189.6 sq. metres (2040.3 sq. feet)

Area Map



Energy Efficiency Graph



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