



30 Nelmes Way, Berkeley, GL13 9FT
£485,000

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This beautifully presented four-bedroom detached family home, built by Redrow Homes in 2024, occupies a desirable position on the Berkeley Dene development with open views to the front.

Situated in the charming market town of Berkeley, this impressive modern home has been thoughtfully upgraded by the current vendors and offers spacious, versatile accommodation ideal for contemporary family living. Upon entering, the welcoming hallway leads into a generous lounge, which enjoys pleasant views across the front of the property. To the rear is the true heart of the home, a superb kitchen/breakfast room, fitted with a stylish range of wall and base units, complemented by quartz work surfaces and matching upstands. Integrated appliances include a fridge/freezer, dishwasher, oven and hob with extractor, while French doors provide a wonderful connection to the landscaped rear garden.

A useful utility room offers space and plumbing for a washing machine and tumble dryer, with a convenient downstairs cloakroom completing the ground floor.

Upstairs, the spacious landing leads to the principal bedroom, which benefits from attractive aspect, fitted wardrobes and a well-appointed en-suite shower room featuring a generous double shower cubicle. There are three further double bedrooms, two of which also benefit from fitted wardrobes, together with a modern family bathroom with bath and over-bath shower.

Outside, the property enjoys a particularly pleasant setting to the front with driveway parking for two cars leading to the integral garage with power and period style up and over door. To the rear, a beautifully landscaped rear garden with a generous Indian Sandstone patio providing an ideal space for outdoor dining and entertaining, with feature steps leading to a lawned area bordered by mature planting, enclosed by feature brick walling and fencing with outside tap.

A superb modern family home combining a stylish and contemporary interior with Amtico flooring in the hallway, kitchen/breakfast room, utility room and cloakroom, this impressive property offers an ideal blend of comfort, style and practicality for its next owner.





The historic market town of Berkeley offers a wide range of amenities with doctors surgery, primary school, shops, public houses and coffee shops and is surrounded by scenic Severn Vale countryside with convenient access to the A38 and M5 motorway making this an ideal commuting point for those travelling to the larger centres of Bristol, Gloucester, Cheltenham and Bath.

Anti-Money Laundering (AML) Compliance

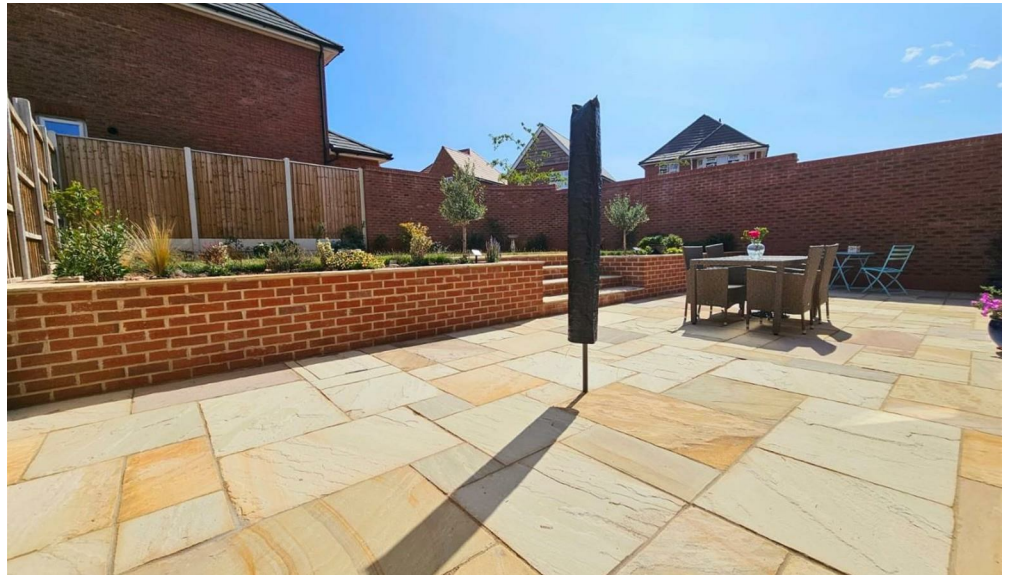
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Agents Notes

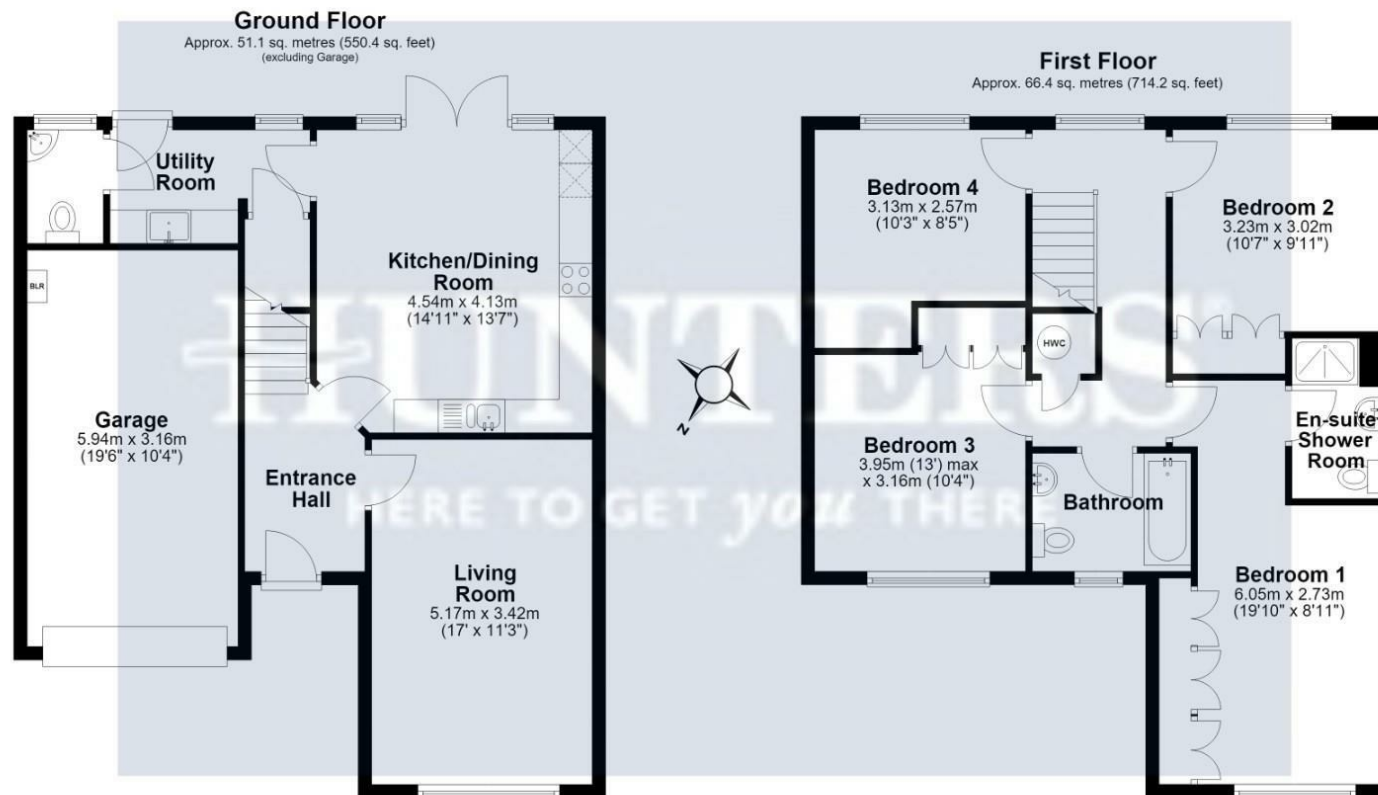
There will be an estate management company set up for the development in the near future with Trinity. Full details to follow.

- Beautifully Presented Detached Family Home With Open Aspect
- Built by Redrow Homes in 2024 on the Berkeley Dene Development
- Entrance Hallway and Lounge
- Spacious Kitchen/Breakfast Room with Quartz Work-Tops
- Utility Room and Downstairs Cloakroom
- Principal Bedroom with Fitted Wardrobes and En-Suite
- Three Further Double Bedrooms and Family Bathroom
- Garage with Driveway Parking for Two Cars
- Beautifully Landscaped Rear Garden with Patio Area
- Remainder of Warranty





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Total area: approx. 117.5 sq. metres (1264.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	84	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

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