



## Caudwell Close, offers in the region of £360,000

- Enjoying pleasant setting
- Delightful rear garden with terrace
- Beautifully presented accommodation
- Modern fixtures and fittings
- Deceptively spacious first floor
- Available with no onward chain
- EPC Rating: B



 4  2  1



## About the property

Immaculately presented four bedroom detached family home, enjoying a particularly good position on the development. Extensive rear garden, with superb terrace and lawned area. Integral garage and separate parking space.

Situated within a sought after development on the edge of Town, the area offers access to local amenities along with pretty woodland walks nearby. Of course the popular Beechenhurst, Clearwell caves and Castle, Symonds Yat Rock and Puzzelwood, all idyllic settings. Internally, the accommodation comprises; Reception Hallway, with attractive wood effect flooring. Fitted Cloakroom. Sizeable Sitting Kitchen with French doors opening out to the delightful terrace and rear garden. The impressive open plan Kitchen/Dining Room with front facing bay window contributing towards an optimal dining area. Fitted with a range of modern base and wall mounted units with built-in appliances including oven and six ring hob with extractor. Utility Room is situated off the hallway with space and plumbing for washing machine and also an internal door leading through to the integral garage. On the First Floor, the landing provides access the Bedrooms and also family bathroom. The principle Bedroom, benefits from fitted wardrobes and an en-suite Shower room. The Bedroom above the garage offers a superb slightly more private area, currently used as a secondary reception/reading room, with dual aspect. Outside, the front has additional off street parking for two cars. The rear garden is a particular feature of the property, with beautiful stone terrace. The enclosed lawned garden, has been carefully planted, creating a interest and texture with mixed flowering shrub borders.





## Accommodation

### Reception Hall

### Cloakroom

### Sitting Room

17' 8" x 11' 7" narrowing to 9' 6" (5.38m x 3.53m narrowing to 2.90m)

### Dining Room Area

10' 6" x 9' 8" plus bay window (3.20m x 2.95m plus bay window)

### Kitchen

9' 7" x 9' 4" (2.92m x 2.84m)

### Utility

8' 2" Max x 4' 2" (2.49m Max x 1.27m)

### First Floor

#### Bedroom One

14' 4" plus recess x 10' 2" (4.37m plus recess x 3.10m)

#### En Suite Shower Room

#### Bedroom Two

18' x 9' (5.49m x 2.74m)

#### Bedroom Three

11' 4" plus recess x 9' 9" (3.45m plus recess x 2.97m)

#### Bedroom Four

8' 3" plus wardrobe x 7' 7" (2.51m plus wardrobe x 2.31m)

#### Bathroom

#### Garage

17' 11" x 9' 4" (5.46m x 2.84m)

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## Floorplan



Ground Floor



First Floor

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