

hunter
french



57 Parklands, Wotton-Under-Edge, Gloucestershire, GL12 7NR

A deceptively spacious and beautifully maintained, detached three-bedroom property set in a peaceful cul-de-sac location. Accompanied by a southerly facing rear garden, a single garage and off-street parking. Offered to the market with no onward chain.

Parklands is a sought-after, mature development of mainly detached homes just a short walk of Wotton town centre. Number 57 was believed to have been built in the early 1970's and was extended in the 1980's to create a larger master bedroom and bathroom. It has been a much-cherished home for the last 53 years and is now ready for another family to call it their own. The accommodation is set across two floors and reaches approximately 1,371 sq.ft. Gardens are to both the front and rear, with the rear garden benefitting from a southerly aspect.

Entering via the partially glazed front door opens into a welcoming entrance hallway with doors to the sitting room, kitchen and study along with a handy downstairs cloakroom and turned staircase rising to the first floor. The spacious open plan sitting room and dining room are filled with natural light from the patio doors that lead out to the garden as well as a large window overlooking the front garden. Within the sitting room a stone fireplace with a gas fire inset makes a lovely focal point to the room. If desired, the space can be partitioned into two rooms by the wooden double doors to create a separate sitting and dining room. The study sits to the front of the property and provides flexible living space and would work equally well as a snug or downstairs bedroom. The kitchen benefits from views over the rear garden and completes the ground floor accommodation. There is a good range of base and wall cabinets, and integrated appliances comprise an electric oven with an induction hob and extractor above. There is space and plumbing for a washing machine and dishwasher along with space for a fridge/freezer. A partially glazed external door provides access to the rear garden.

The landing area on the first floor provides access to all three bedrooms, the family bathroom and a linen cupboard. The master bedroom is of excellent proportions with two sets of double wardrobes and a modern ensuite shower room with a walk-in shower. There are two further bedrooms, one with a built-in wardrobe and one with a built-in cupboard. A spacious double aspect family bathroom offers great potential to modernise and currently comprises a bath, wash basin, and W.C.





Outside to the front of the property the garden is laid to lawn with a specimen tree to one corner. Pedestrian gated paths run to either side of the house and to the right is a driveway ahead of a single garage with power and light.

The south facing rear garden is bordered by a combination of a stone wall, fence panels and hedging. A patio terrace runs the width of the house making the perfect spot for outdoor entertaining during the summer months. The rest of the garden is laid to lawn with several mature trees and established herbaceous borders.



We understand the property is connected to all mains services; gas, electricity, water and drainage. Council tax band E (Stroud District Council). The property is freehold.

EPC – D (64)

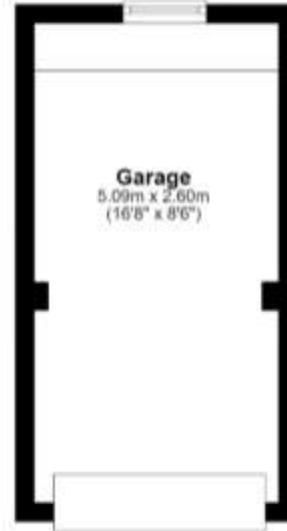
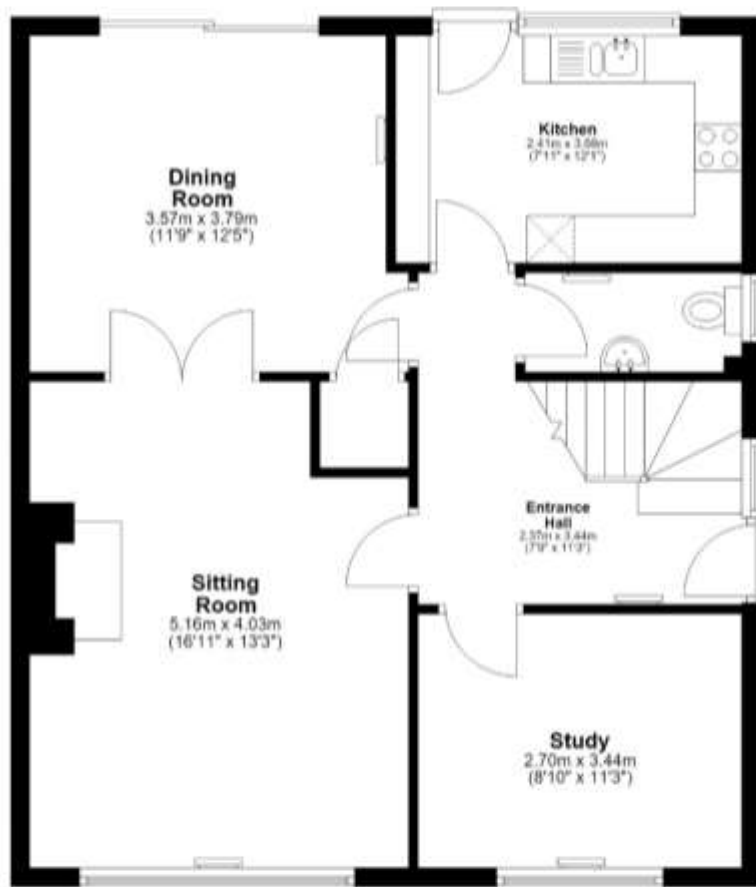
The charming market town of Wotton-under-Edge offers a wide range of amenities, including an array of independent shops, cafés, restaurants, and two supermarkets. The town also provides two primary schools, the highly regarded Katharine Lady Berkeley's secondary school, doctors' and dentists' surgeries, an independent cinema, and leisure facilities. There are numerous walking and cycling opportunities from the doorstep, and the renowned Cotswold Way weaves its way through the town. Wotton-under-Edge is conveniently located close to the M5 motorway (Junction 14) and the A38, providing easy access throughout the Southwest.



Guide Price £485,000

Ground Floor

Main area: approx. 66.8 sq. metres (718.9 sq. feet)
Plus garage, approx. 13.2 sq. metres (142.2 sq. feet)



First Floor

Approx. 60.6 sq. metres (652.6 sq. feet)



Main area: Approx. 127.4 sq. metres (1371.4 sq. feet)
Plus garages, approx. 13.2 sq. metres (142.2 sq. feet)