



Connells

Turnpike Gate
Wickwar Wotton-Under-Edge

Turnpike Gate Wickwar Wotton-Under-Edge GL12 8ND

for sale
£550,000



Property Description

Looking for room to grow? This spacious detached home has it all. A bright kitchen/diner with plenty of room for all your appliances, a generous lounge with garden access, a handy ground floor W.C.

The first floor boasts three generous bedrooms, including an impressive principal suite with built-in mirrored wardrobes and a private en-suite, alongside a family bathroom. The second floor offers two further versatile rooms, ideal as additional bedrooms, home offices, playrooms or hobby spaces, along with a handy W.C.

The standout garden is perfect for those who prefer relaxing over mowing, featuring a raised deck ideal for summer evenings, morning coffees and taking in the gorgeous leafy outlook.

Whether you need extra bedrooms, a home office or space for hobbies, this home offers endless possibilities in a setting that's hard to beat. Don't let this one slip away!

Hall

Access to all ground floor rooms. Radiator

Kitchen/Diner

18' 8" x 10' 11" (5.69m x 3.33m)
Double Glazed Windows, Radiator, Double Glazed Door. Built in Oven and Hob. Space for Fridge/Freezer, Washing Machine, Dishwasher, Dryer etc

Lounge

20' 5" x 11' 11" (6.22m x 3.63m)
Double Glazed Windows, Radiator, Glass Sliding Doors, Fireplace, Storage Cupboard

Downstairs W.C

Double Glazed Frosted Window, Wash Hand Basin, Pedestal Toilet, Radiator

1st Floor Landing

Access to all rooms, Storage Cupboard, Double Glazed Frosted Window

Bedroom 1

12' 3" x 11' (3.73m x 3.35m)
Double Glazed Windows, Radiator, Built in Mirror Wardrobe, En-suite Bathroom

En-Suite

5' 2" x 4' 3" (1.57m x 1.30m)
Double Glazed Frosted Window, Shower, Pedestal Toilet, Wash Hand Basin, Towel Radiator

Bedroom 4

11' 4" x 9' 8" (3.45m x 2.95m)
Double Glazed Window, Radiator

Bedroom 5

10' 8" x 10' 6" (3.25m x 3.20m)
Double Glazed Window, Radiator

2nd Floor Landing

Access to all 2nd Floor Rooms, Double Glazed Window

Bedroom 2

11' 4" x 10' 10" (3.45m x 3.30m)
Double Glazed Windows, Radiator

Bedroom 3

12' x 11' 1" (3.66m x 3.38m)
Double Glazed Windows, Radiator

W.C

Wash Hand Basin, Pedestal Toilet, Double Glazed Frosted Window

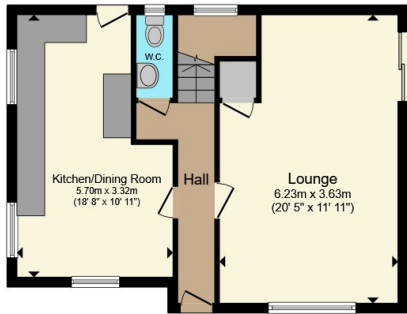
Garden

Double Garage

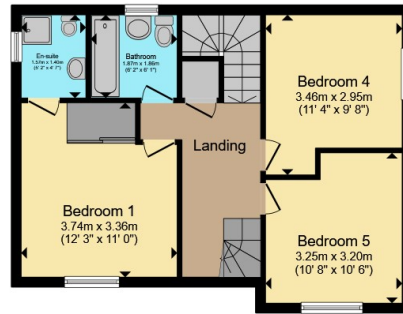
17' 11" x 17' 4" (5.46m x 5.28m)

Electricity connected with Electric roller doors. There is also side access from the garden and driveway to the front of the garage. The eaves are also boarded to make more room for storage.

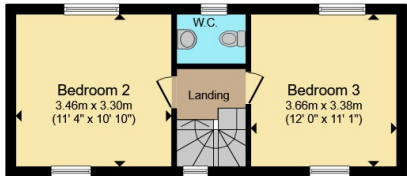




Ground Floor



First Floor



Second Floor

Total floor area 124.6 m² (1,341 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
 BRISTOL BS37 4PH

EPC Rating: Council Tax
 Awaited Band: E

view this property online connells.co.uk/Property/YAT308635

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: YAT308635 - 0004