

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 14 Willow Close

Charfield, South Gloucestershire, GL12 8UD

£325,000



Council Tax: B



# 14 Willow Close

Charfield, South Gloucestershire, GL12 8UD

£325,000



## Entrance Porch

Via glazed sliding door, door to:

## Entrance Hall

Stairs to first floor landing with under-stairs cupboard, laminate flooring, doors to:

## Living Room

Window to front aspect overlooking green area, laminate flooring, radiator, opening to:

## Kitchen/Breakfast Room

French doors to garden, window to rear aspect, range of wall and base units with work-surfaces over, integral oven and hob, dishwasher, space for washing machine, ceiling spotlights, tiled splash-backs, larder cupboard, door to hallway.

## First Floor Landing

From the entrance hallway stairs lead to first floor landing with access to loft space, airing cupboard having gas combination boiler and doors to:

## Bathroom

Frosted window to rear aspect, wc, wash hand basin set in unit, bath with over-bath shower, fully tiled walls.

## Bedroom

Window to rear aspect, radiator.

## Bedroom

Window to front aspect overlooking open plan walk-way.

## Bedroom

Window to front aspect, radiator.

## Outside Front

An open plan front garden with lawned area and path to front door.

## Outside Rear

Enclosed by walling and fencing, decked area, astro-turf area, door to garage, gated access to driveway parking for two cars, raised borders with a variety of plants and shrubs.

## Garage

With metal up and over door, power and light, rubber flooring, personal door to garden.

## 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.

Found in the popular village of Charfield, near Wotton-Under-Edge, this spacious end of terrace house on Willow Close offers a perfect blend of modern living and village location. With three good size bedrooms, this property is ideal for families or those seeking extra space.

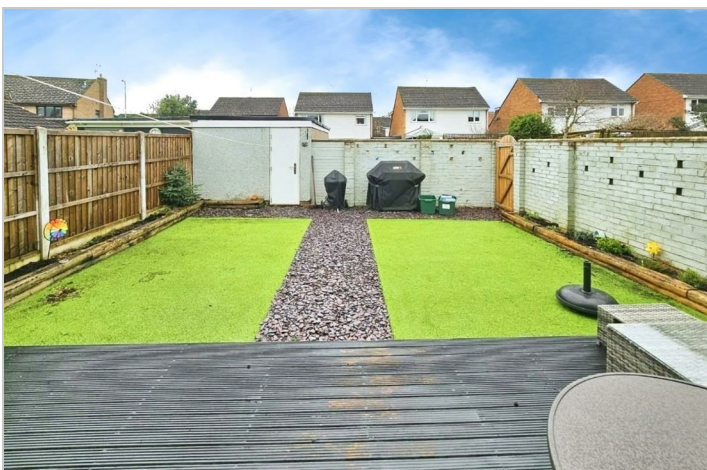
Upon entering, you are welcomed by an entrance hallway that leads to a comfortable lounge, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the generous contemporary fitted kitchen/breakfast room, which boasts ample space for dining and features doors that open directly to the rear garden, allowing for a seamless indoor-outdoor living experience.

The modern bathroom is thoughtfully designed with bath with over-bath shower. Outside, the property benefits from an open plan front garden and an enclosed low-maintenance rear garden, making it easy to enjoy the outdoors without the hassle of extensive upkeep. Additionally, there is a garage and driveway parking available for two vehicles, ensuring convenience for you and your guests.

This property is situated in a popular village location, offering a sense of community while still being within easy reach of local amenities. With its spacious layout and modern features, this three-bedroom end-terrace house is a wonderful opportunity for anyone looking to settle into a great community.

The village of Charfield is within easy reach of countryside walks, the M5 Junction being found approximately three miles away offering access to the cities of Bristol, Cheltenham and Gloucester. Charfield railway station is expected to open in Spring 2027 with mainline stations found at Cam & Dursley, Yate and Stroud, all a convenient drive. Charfield has an excellent primary school, local shop and post office, garage and two public houses, one within close proximity from the property. Katharine Lady Berkeley Secondary School can be found close by, nestled between Charfield, Kingswood and Wotton under Edge.

- Popular Village Location
- Entrance Hallway
- Contemporary Bathroom
- Enclosed Rear Garden
- Lounge and Generous Kitchen/Breakfast Room with Doors to the Rear Garden
- Three Bedrooms
- Open Plan Front Garden with Green Area
- Garage with Driveway Parking



## Road Map



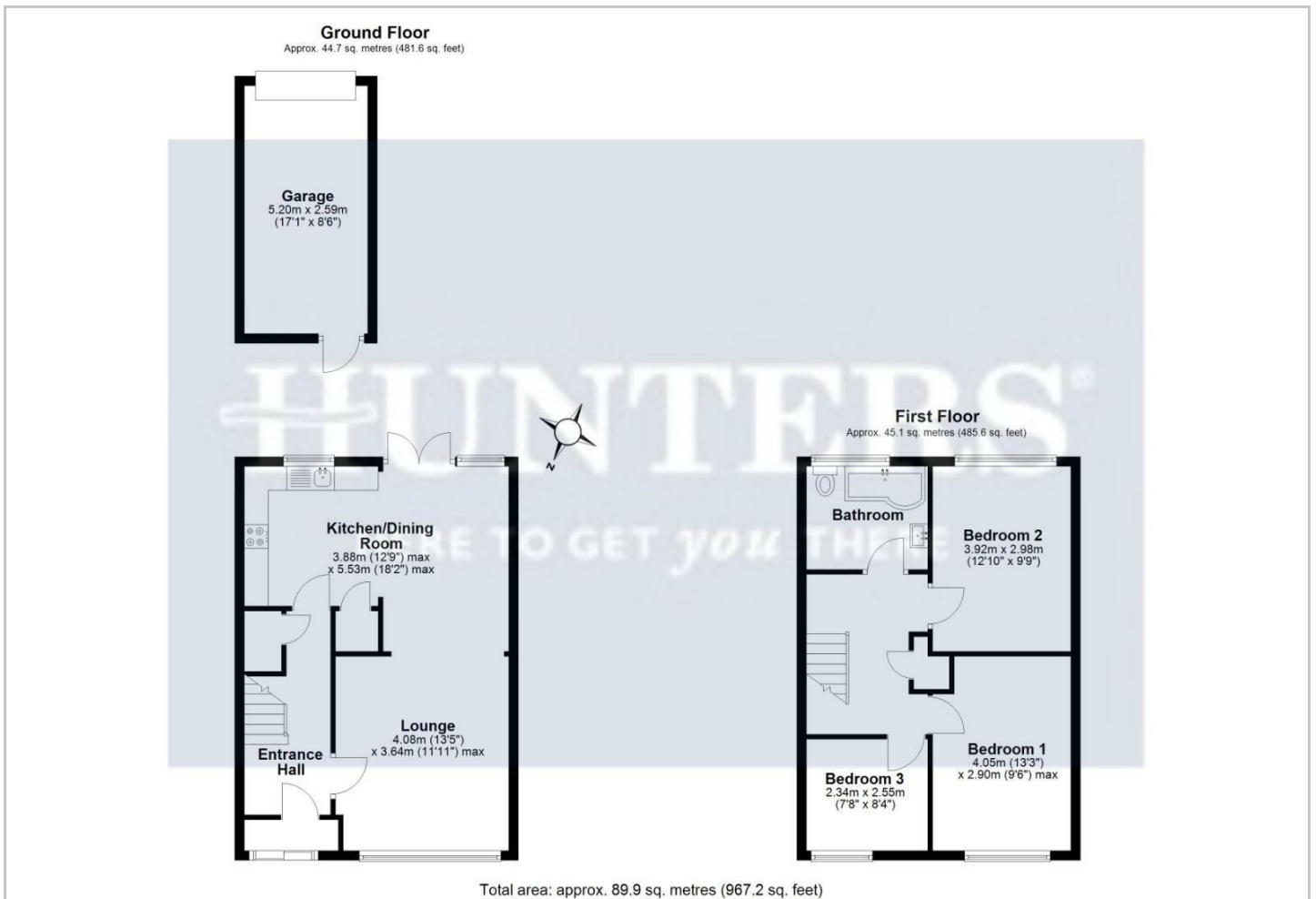
## Hybrid Map



## Terrain Map



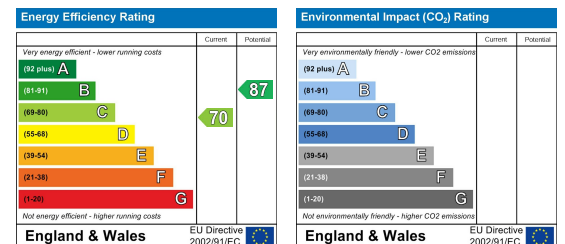
## Floor Plan



## Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.