



3 Laxton Drive, Kingswood, Wotton-under-Edge, Gloucestershire, GL12 8SQ

A well-presented three-bedroom detached bungalow situated in a peaceful cul-de-sac, offering driveway parking along with a practical wrap-around rear garden.

This detached bungalow is believed to date back to the 1970s and enjoys a favourable position in the heart of Kingswood village, bordering the church and set into a private corner of a residential cul-de-sac. Since purchasing in 2021, the current owners have carried out a number of improvements to the property, including the installation of new windows, the creation of a modern wet room, and the fitting of a contemporary yet traditional Shaker-style kitchen. They have also reconfigured the former garage to enlarge the kitchen, as well as creating a separate utility and storeroom. The property has been adapted for wheelchair access, providing extra functionality and convenience.

Entering the accommodation via the front door leads into a spacious entrance hallway with two double-width storage cupboards and a handy cloakroom fitted with a W.C., wash basin, and shower. A spacious open-plan kitchen, dining, and living area extends across the entire width of the bungalow at the rear and is filled with natural light from the two sets of French doors and two windows that overlook the gardens. The kitchen features a range of shaker-style wall and base units finished with quartz worktops and a Belfast sink. Integrated appliances include a double eye-level oven and an electric hob, an American-style fridge-freezer and a dishwasher. A second external door provides access to the side of the property. The sitting and dining area is a sociable space with a focal brick chimney and fireplace housing a log burner. The whole room is finished with a wood-effect laminate floor.

Back through the hallway is access to the three bedrooms, situated towards the front of the bungalow. All three rooms are well proportioned, with the master bedroom benefiting from an excellent collection of fitted wardrobes. The stylish wet room completes the internal accommodation and is fully tiled with contemporary grey tiles. There is a rain-style shower, wash basin, W.C., and heated towel rail.

The former garage has been adapted to create a utility area, complete with base units, a worktop, and plumbing for a washing machine and tumble dryer. This space can be accessed via a single door located behind the roller-blind garage door.



Outside, there is driveway parking, with side access on both sides of the property leading to the rear garden, which offers a patio area, lawn, and a section with raised flower beds.

We are informed 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 (62).

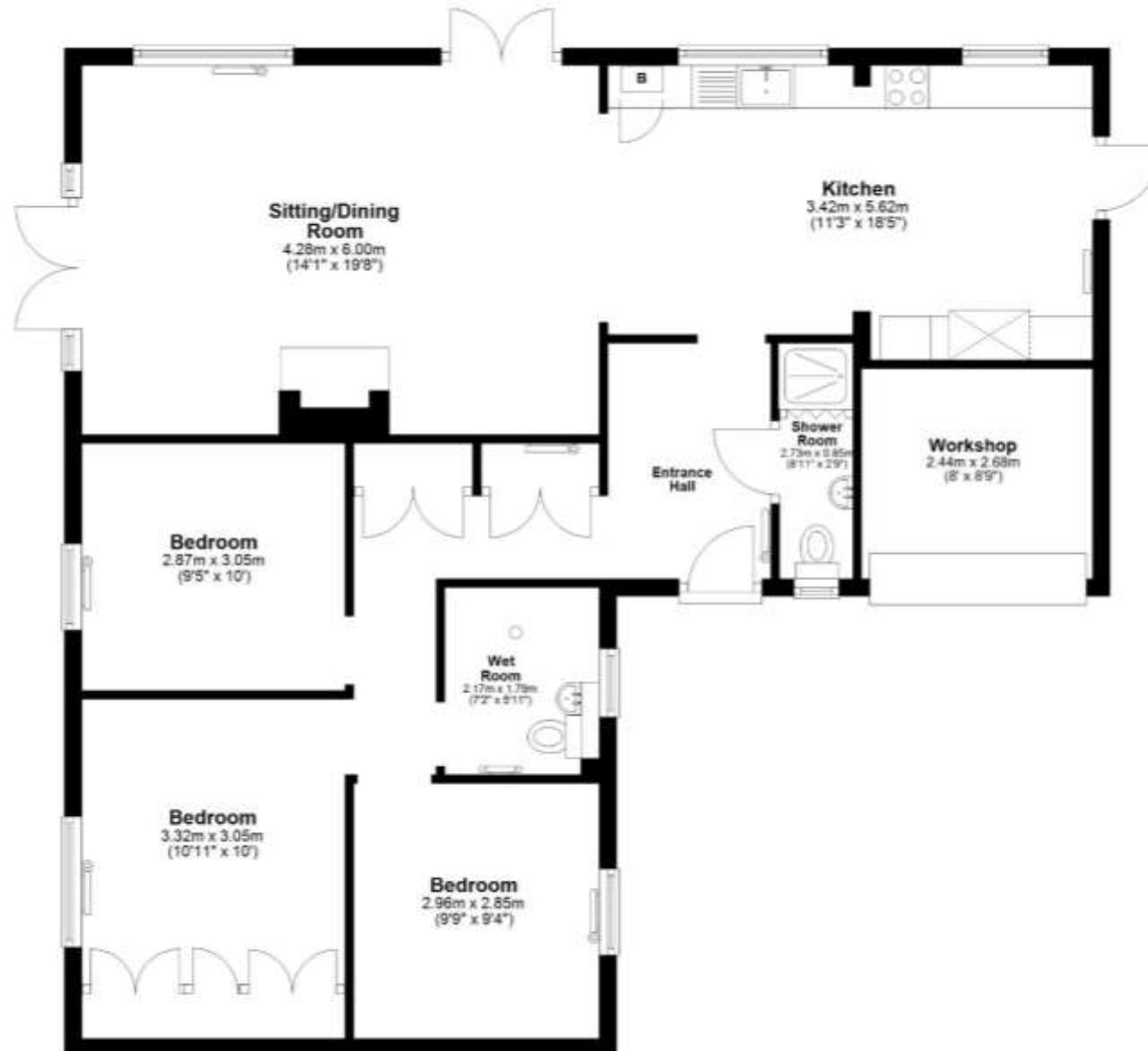
Kingswood is a very popular village situated close to the market town of Wotton-under-Edge, and provides excellent commuter links to Bristol, Gloucester, and Cheltenham. The village benefits from a convenience store with post office, a public house, and a village hall. In addition to the primary school located in the heart of the village, the highly regarded Katherine Lady Berkeley's (KLB) secondary school is nearby on the outskirts of Wotton-under-Edge. Enjoying a semi-rural location, there are numerous walks from the village into the Gloucestershire countryside and towards the nearby Cotswold Hills AONB.

Guide Price £450,000



Ground Floor

Approx. 101.8 sq. metres (1095.5 sq. feet)



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