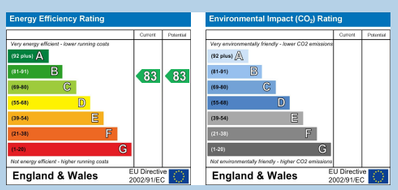
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP







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Bennett Jones PARTNERSHIP

58 Cromwell Close, Berkeley, GL13 9GA

Price Guide

£425,000



EXECUTIVE STYLE FOUR BEDROOM DETACHED HOUSE TUCKED AWAY IN CUL DE SAC LOCATION. COMPRISING: SPACIOUS ENTRANCE HALLWAY, LOUNGE WITH PATIO DOORS, OPEN-PLAN KITCHEN FAMILY ROOM, STUDY AND CLOAKROOM, THREE DOUBLE BEDROOMS AND ONE SINGLE BEDROOM, MASTER WITH EN SUITE AND FAMILY BATHROOM. EXTERNALLY: LANDSCAPED REAR GARDEN, LARGE DRIVEWAY AND ADDITIONAL PARKING AREA, MULTI FUNCTIONAL DOUBLE GARAGE WITH ELECTRIC ROLLER DOORS AND VERSATILE ENTERTAINING SPACE. GAS CENTRAL HEATING CONTROLLED BY NEST, 16 PRIVATELY OWNED PHOTOVOLTAIC SOLAR PANELS, EPC: B
COUNCIL TAX: E

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The Property Ombudsman
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58 Cromwell Close, Berkeley, GL13 9GA

SITUATION
This superbly presented house occupies a pleasant position in this development located in Newtown on the edge of Sharpness. The property is within a few minutes walk of the local shop/post office and primary school and close to a public green/play area. The nearby historic town of Berkeley offers a range of shopping facilities and the town is famous for its Castle and Jenner Museum. The nearby A38 gives access to the M5/M4 motorway network bringing the larger centres of Gloucester, Bristol and Cheltenham within daily commuting distance.

DIRECTIONS
From the A38 proceed in a southerly direction towards Berkeley turning right onto the B4066 and continue for approximately three quarters of a mile to the roundabout taking the second exit and continue on the B4066 to the next roundabout and take the second exit. Continue for approximately three quarters of a mile taking the first turning on the right signposted Newtown and continue under the railway bridge to the mini-roundabout taking the second turning into Cromwell Close. Continue for approximately 50 metres taking the turning on the right hand side, continue following the road around to the right. The property can be found at the head of the cul-de-sac on the right hand side.

DESCRIPTION
This impressive executive home was constructed approximately 14 years ago by Persimmon Homes and has remained in the same ownership from new. Occupying one of the larger corner plots within Cromwell Close, the property enjoys far reaching views and a tucked away position within the cul-de-sac. The property comprises: canopy porch, spacious entrance hallway, cloakroom, lounge with patio doors, study and an impressive open-plan kitchen/family/dining room. On the first floor, a spacious landing provides access to four bedrooms, three doubles and one single with master having en-suite shower room, there is a separate family bathroom. Externally, the enclosed rear garden has been landscaped and leads to a versatile double garage, currently enhanced by a wood-burning stove, tiled flooring, power and lighting, offering excellent potential for a variety of uses. A tarmacadam driveway provides ample off-street parking, while an additional gravel area to the side for further parking if required. Further benefits include gas central heating with Nest controls and 16 privately owned photovoltaic solar panels, with a generating capacity of up to 4kW.

THE ACCOMMODATION
(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ON THE GROUND FLOOR

ENTRANCE HALL
Upvc door leads into the spacious and welcoming entrance hallway with attractive flooring, stairs to first floor, built-in cupboard, a further under stair cupboard and radiator.

CLOAKROOM
WC and wash hand basin, radiator and double glazed window to side.

STUDY 2.62m x 2.29m (8'7" x 7'6")
Currently used as a home office, this versatile space benefits from a cleverly designed false wall concealing cables and sockets for a sleek, clutter-free finish. Further features include a double-glazed window to the front and radiator.

LOUNGE 5.36m x 3.36m (17'7" x 11'0")
Spacious room with radiator, dual aspect double glazed window to front and patio doors to rear leading out on to the rear garden.

KITCHEN/DINING/FAMILY ROOM 7.17m narrowing to 3.27m x 4.94m narrowing to 3.17 (23'6" narrowing to 10'8" x 16'2" narrowing to 10'4)
This open plan kitchen-family room is the heart of the home having an array of wall and base units with ample worktop space, incorporating sink and drainer, along with built in electric oven, integrated washing machine and dishwasher, four ring gas hob with extractor over and space for freestanding fridge freezer, internal double doors lead through from the hallway into the dining area with ample entertaining space and having triple aspect double glazed windows throughout providing a light and airy feel and double glazed door providing access to the rear garden,

ON THE FIRST FLOOR

LANDING
Spacious landing with radiator, double glazed window to side, built-in airing cupboard housing hot water tank.

BEDROOM ONE 5.37m max x 3.40m max (17'7" max x 11'1" max)
This larger than average master has dual aspect double glazed windows to front and rear providing a light and airy feel and views across the escarpment, there is space for dressing and radiators leading to:

EN SUITE
Having built-in shower cubicle with mains shower, pedestal wash hand basin, WC, partially tiled walls, ladder radiator and double glazed window to front.

BEDROOM TWO 3.20m x 3.13m (10'5" x 10'3")
Dual aspect double glazed windows to side and rear and radiator.

BEDROOM THREE 3.88m x 2.87m (12'8" x 9'4")
With radiator and double glazed window to front with views towards the countryside.

BEDROOM FOUR 3.19m x 2.36m (10'5" x 7'8")
Having radiator and double glazed window to side with country views towards the River Severn.

FAMILY BATHROOM
White suite comprising bath with mains shower over, pedestal wash hand basin, WC, ladder radiator, part tiled walls and double glazed window to side.

EXTERNALLY
To the front of the property, a small path leads to the front entrance with canopy porch. A wooden gate to the side provides external access to the enclosed rear garden via a useful pathway and storage area, and opening onto an attractive and spacious decked area with ample outdoor power sockets and lighting. A low-level retaining wall with neat steps leads to a gravelled area with fruit trees and a good-sized lawn with a pathway continuing on to the rear wooden gate, providing convenient access to the double driveway and DOUBLE GARAGE, with a personal door allowing for direct access from the garden, to the side, a separate gravelled area offers additional off-road parking if required, with access available from the private road.

DOUBLE GARAGE 5.16m x 5.04m (16'11" x 16'6")
This versatile DOUBLE GARAGE has been thoughtfully transformed into a fabulous gaming and entertainment room, offering an impressive external extension to the home's living space. Finished with contemporary tiled flooring, a cleverly positioned wood-burning stove for heating and with ample lighting and power, this superb space is perfect for entertaining family or friends. The garage loft is boarded and carpeted providing valuable additional space, complete with lighting and a pull-down ladder. Two electric roller doors retain the option of traditional garage use, offering the ultimate in flexibility.





AGENT NOTES
Tenure: Freehold
Services: All mains services are understood to be connected.
Council Tax Band: E
There is a maintenance charge of £200.00 per annum for the maintenance of the nearby playing field/green space.
The property has the benefit of 16 Photovoltaic Solar Panels which were installed in 2012 and producing 3.8kw of electricity generating an approximate annual tax free income of £1,200* (*based on 2025 and are index linked). The panels are privately owned by the current owners and help towards reducing the annual energy costs.
Rights of way: A private road gives vehicular access to several properties including no.58
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING
By appointment with the owner's sole agents as over.

FINANCIAL SERVICES
We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

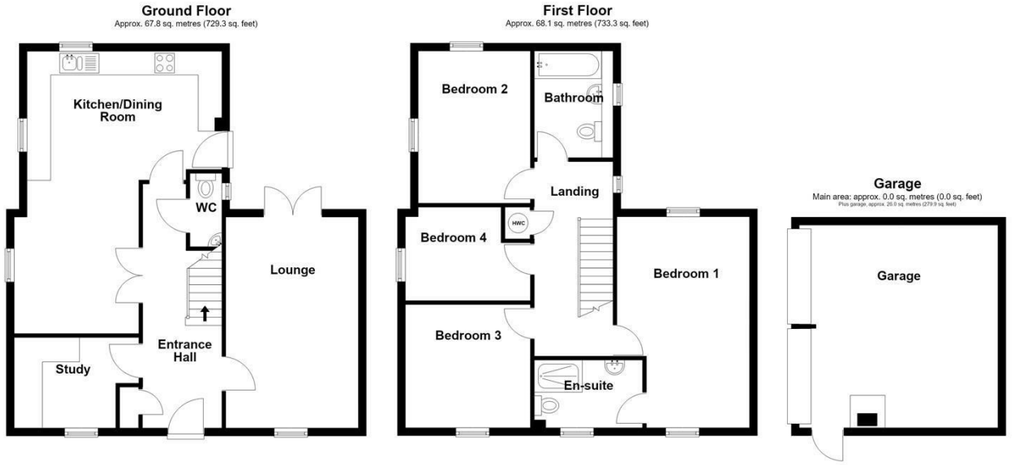
SIGNATURE
I/We confirm that the contents of above sale particulars are correct.

Signed:.....

Date:.....

Signed:.....

Date:.....



Main area: Approx. 135.9 sq. metres (1462.7 sq. feet)
Plus garage, approx. 26.0 sq. metres (279.9 sq. feet)
58 Cromwell Close, Newtown, Berkeley, GL13 9GA



