



hunter
french

80 Poskett Way, Charfield, South Gloucestershire GL12 8FG

A beautifully presented semi-detached town house with four bedrooms arranged over three floors, a landscaped rear garden and a separate single garage and off-street parking.

80 Poskett Way is situated in the heart of Charfield, positioned along a quiet cul-de-sac road within easy reach of local amenities, as well as just a short stroll from a nearby park and the village allotments. Built in 2022, the property still benefits from the remainder of a 10-year builder's warranty.

Entering through the front door leads into a spacious entrance hall offering space to hang coats, the stairs rising to the first floor and access to all ground floor rooms. The modern kitchen sits to the front of the property and has a good range of base and wall cabinets finished with marble effect worktops. Integrated appliances comprise an oven, gas hob, dishwasher, fridge/freezer and washing machine. The sitting/dining room sits at the rear of the property and is filled with natural light from the French doors opening out to the landscaped rear garden. To one corner of the room there is a useful understairs storage cupboard.

Ascending the stairs to the first floor a landing area leads to three bedrooms, the family bathroom and a built-in linen cupboard. Two of the bedrooms are doubles, and one has a built-in wardrobe. The third room is a single bedroom and currently used as a home office. The family bathroom has a modern white suite including a bath with an overhead shower.

On the second floor there is a light-filled and spacious master bedrooms. The bedroom enjoys far reaching countryside views from two Velux windows set within the vaulted ceiling. The room is finished with stylish panelled walls and integrated cupboard space. An ensuite shower room with a large walk-in shower completes the accommodation.

Outside, the rear garden has been designed to be low-maintenance and predominantly laid to lawn with raised beds to one side and a path leading down to a patio terrace making the perfect spot to sit during the warmer months. The garden is fenced to all sides and there is a pedestrian gate at the far end leading out to the garage and parking. The vehicle access for the garage is further along Poskett Way.



We understand the property is connected to all mains services: gas, electricity, water and drainage. Council tax band D. The property is freehold.

There is a development management charge payable, £160 every 6 months.

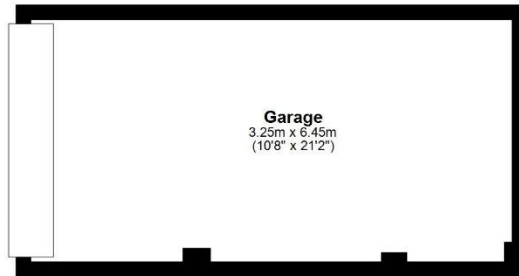
EPC – B (85).

Charfield is a conveniently located village situated within close proximity to the market town of Wotton-under-Edge, and the M5 J14 is approximately three miles away allowing great commuter links to Bristol, Gloucester and Cheltenham. The village benefits from a convenience store, post office and two public houses. In addition to the Primary school situated at the heart of the village, the highly regarded Katherine Lady Berkeley (KLB) secondary school is very close by on the outskirts of Wotton-under-Edge. Enjoying a semi-rural location there are numerous walks from the village through Gloucestershire countryside and towards the nearby Cotswold Hills.

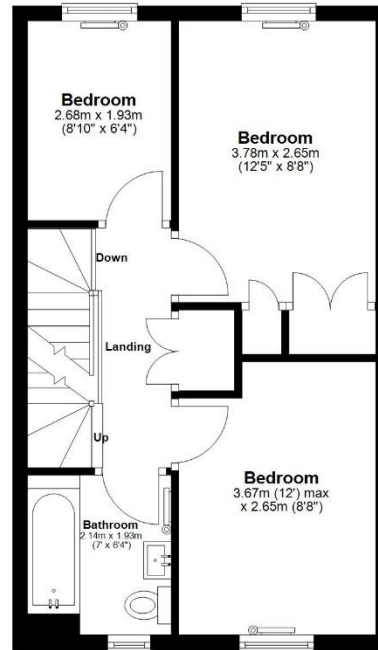
Guide Price £400,000



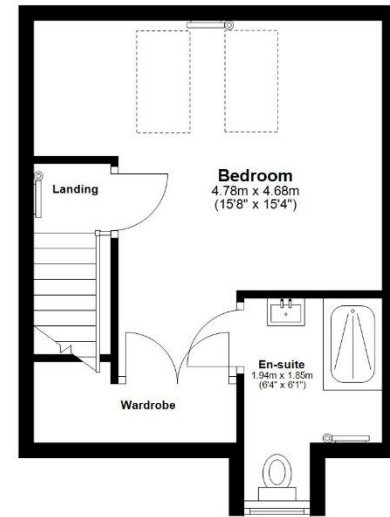
Ground Floor
 Main area: approx. 41.3 sq. metres (444.4 sq. feet)
 Plus garages, approx. 21.0 sq. metres (226.6 sq. feet)



First Floor
 Approx. 38.5 sq. metres (414.7 sq. feet)



Second Floor
 Approx. 27.1 sq. metres (291.9 sq. feet)



Main area: Approx. 106.9 sq. metres (1151.0 sq. feet)
 Plus garages, approx. 21.0 sq. metres (225.6 sq. feet)