

hunter
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50 Hill Road, Wotton-Under-Edge, Gloucestershire, GL12 7LW

Tucked into a peaceful corner of a residential cul-de-sac, this well-appointed three-bedroom semi-detached home is offered to the market with no onward chain and is accompanied by a wraparound garden, off-street parking and a double garage.

Hill Road is a pleasant address on the eastern side of Wotton-under-Edge comprising a collection of 1970s homes that are within easy walking distance of the town centre amenities. This particular property has been updated and modernised during the current ownership, including the installation of a new kitchen and bathroom. The accommodation is arranged over two floors, extending to approximately 880sq.ft., and benefits from the unusual advantage of a double garage adjacent to the garden.

As you approach the property, an oak-framed porch with a part-glazed door leads into the entrance hall, which features a tiled area with space for coat and shoe storage, ahead of a step up to an area with engineered oak flooring, which then runs seamlessly throughout the remainder of the ground floor. The sitting room is filled with natural light from its generously sized window to the front aspect, and the room provides ample space for sofas and associated furniture. The kitchen and dining room span the width of the property across the rear and feature a set of French doors and a window along one side, together with an additional door leading to the side garden. The kitchen is fitted with a tasteful collection of shaker-style base and wall units, finished with solid wooden worktops and comprising integrated appliances including an electric oven, hob and extractor hood, dishwasher and washing machine. There is space for a tall fridge freezer and access to an understairs cupboard, which houses the recently installed gas central heating boiler. The room comfortably accommodates a dining table and chairs, while a former chimney recess has been adapted with bespoke open shelving.

Ascending the stairs leads to a light-filled landing that provides access to the three bedrooms and family bathroom. Bedroom one is a spacious double with a built-in wardrobe, bedroom two is also a double, and bedroom three is a single room with another built-in cupboard. The family bathroom features a tiled floor, partially tiled walls and two windows that fill the space with natural light. The modern white suite comprises a bath with overhead shower, a wash hand basin, WC and a heated towel rail.





Externally, there is a level lawn to the front with a planted bed bordering the house, together with a spacious driveway that comfortably provides off-street parking for two vehicles.

The rear garden wraps around both the rear and side of the house and has been landscaped with a flagstone patio terrace and a low-level wall that steps up to a level lawn. Mature shrubs and flowering plants border the rear fenced boundary, while a further paved terrace provides access via a personnel door to the double garage. The garage was originally constructed as two single garages, although the current owner has opened them into one larger space, which is currently utilised as a workshop. It could easily be reinstated as two separate garages if required. There is power and lighting, and a further area of off-street parking is situated in front of the garage.

The property is connected to all mains services, including gas, electricity, water and drainage. Council Tax Band C (Stroud District Council). The property is freehold.

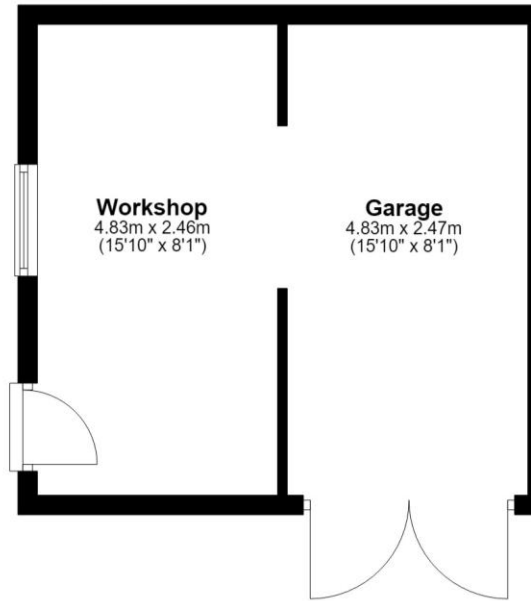
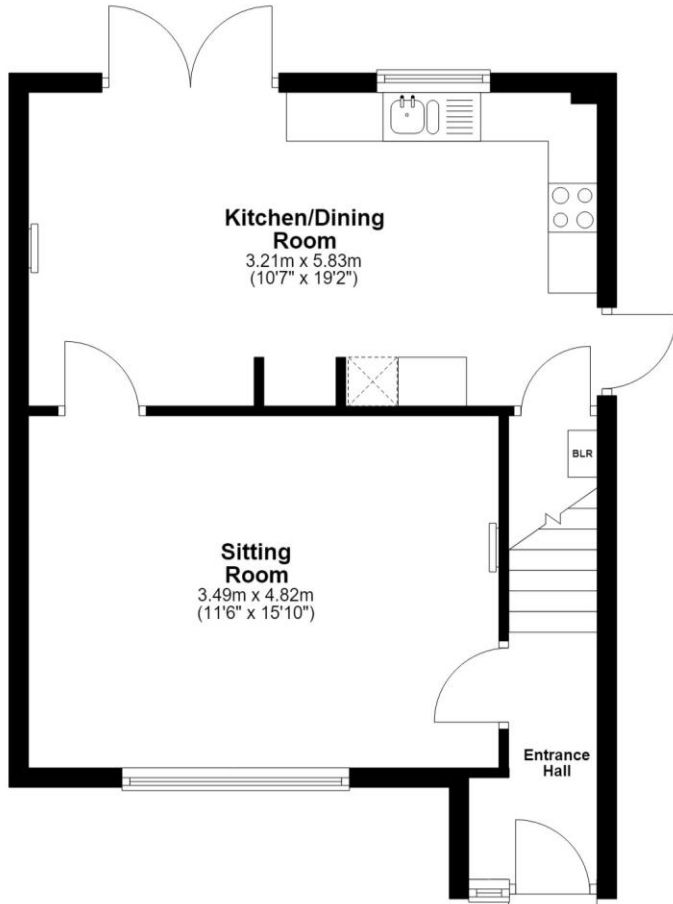
EPC – D(68)

The charming market town of Wotton-under-Edge offers a wide range of amenities, including an array of independent shops, cafés, restaurants and two supermarkets. The town also provides two primary schools, the highly regarded Katharine Lady Berkeley's School, doctors' and dentists' surgeries, an independent cinema and leisure facilities. There are numerous walking and cycling opportunities from the doorstep, and the renowned Cotswold Way weaves its way through the town. Wotton-under-Edge is conveniently located close to the M5 motorway (Junction 14) and the A38, providing easy access throughout the South West.

Guide Price £400,000

Ground Floor

Main area: approx. 41.3 sq. metres (444.7 sq. feet)
Plus garages, approx. 24.3 sq. metres (261.1 sq. feet)



Main area: Approx. 81.8 sq. metres (880.4 sq. feet)
Plus garages, approx. 24.3 sq. metres (261.1 sq. feet)

First Floor

Approx. 40.5 sq. metres (435.7 sq. feet)

