

hunter  
french



35 Dryleaze, Wotton-under-Edge, Gloucestershire GL12 7AN

A beautifully presented three-bedroom, detached family home which has been recently converted and modernised. Benefitting from ample driveway parking for multiple vehicles and a south-westerly facing, landscaped rear garden.

Drylease is a sought-after residential area within a short walk of the town centre, providing convenient access to the collection of amenities the town boasts. The property is understood to have been built in the 1970's and over the last year the property has been improved by the current owners, including the conversion of the former garage into a stylish new kitchen. The original kitchen space has been repurposed to provide a practical utility room and separate downstairs cloakroom. Additional enhancements include the installation of a log-burning stove, creating a warm and welcoming living space and a new modern first floor shower room. The accommodation reaches 1,165 sq.ft (approx.) set across two floors.

Entering the property from the newly created storm porch via a part-glazed front door leads into the welcoming entrance hall. From here, there is access to the kitchen, which enjoys a double aspect filling the room with natural light. There is a good range of base and wall units complemented by quartz worktops and a Butler sink. To one corner of the room is a practical built-in pantry cupboard. Integrated appliances comprise a dishwasher, an under-counter fridge, a separate under-counter freezer, an integrated oven and separate grill, and an induction hob with an extractor fan above. The open plan sitting room/dining room runs the length of one side of the house and is accessed from the hallway or utility room. A newly fitted multi-fuel burner has been inset within a stone hearth fireplace which makes a real focal point of the sitting room area. The dining room features sliding patio doors leading out to the rear garden. The utility room is fitted with base units, a ceramic sink, and space and plumbing for a washing machine and tumble dryer. The utility room further benefits from an external door providing access to the rear garden. There is an adjacent downstairs cloakroom comprising a WC and wash hand basin.

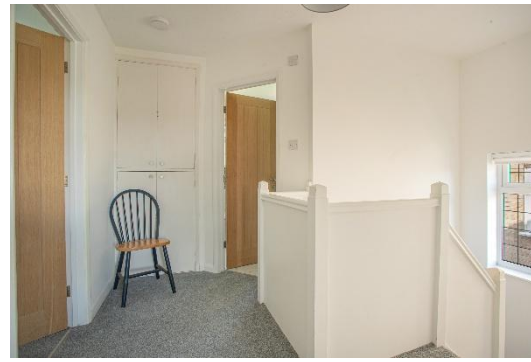
Ascending to the first floor via a turned staircase, leads to a spacious landing area with a window in the stairwell. On the landing there is built-in storage and access to three double bedrooms. The principal bedroom benefits from newly fitted built-in wardrobes. The modern bathroom, featuring tiled walls and flooring is fitted with a white suite incorporating a double walk-in shower, a bath, a wash hand basin, a WC and heated towel radiator. The room also benefits from two windows, allowing for plenty of natural light.



Externally the property is approached onto a wide driveway providing parking for multiple vehicles. To one side of the house there is gated pedestrian access leading to the south-westerly facing rear garden. The enclosed rear garden is predominantly laid to lawn with a well-stocked border at the far end. A gravel path continues the length of one side of the garden leading to a wooden shed. Halfway along, the path widens and an area has been created for a garden table and chairs, ideal for outdoor entertaining during the warmer months.

The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also offers primary schools, the highly regarded Katharine Lady Berkeley's secondary school, doctors' and dentists' surgeries, an independent cinema, and leisure facilities. There are numerous walks and cycling opportunities from the doorstep, and the Cotswold Way can be enjoyed from here. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, giving easy access throughout the southwest.

Guide Price £575,000



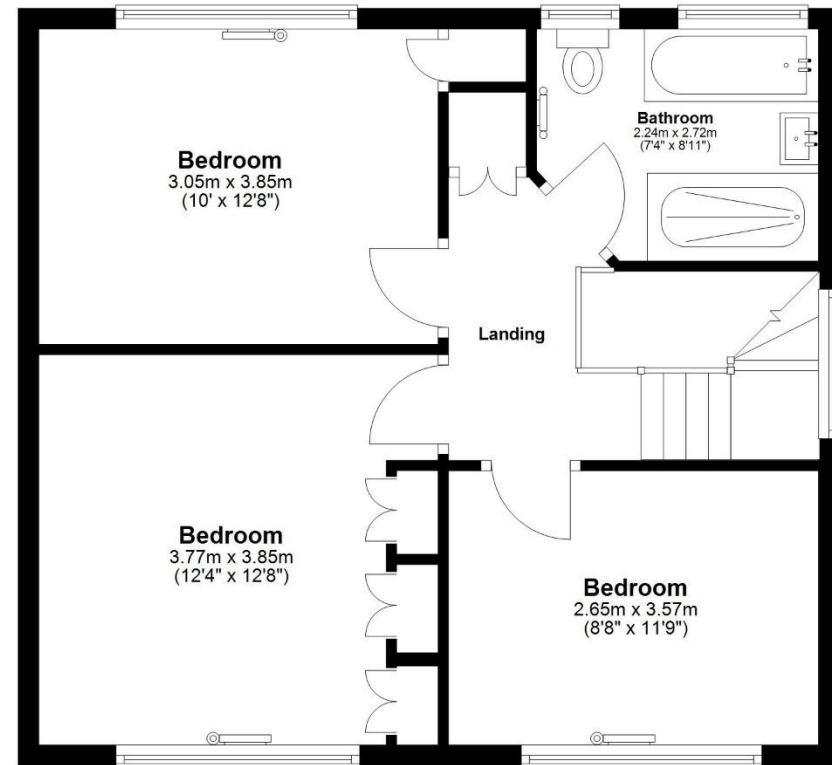
## Ground Floor

Approx. 56.2 sq. metres (604.5 sq. feet)



## First Floor

Approx. 52.0 sq. metres (560.2 sq. feet)



We understand the property is connected to all mains services; gas, electricity, water and drainage.

Council tax band E (Stroud District Council).

EPC – E(45).

Total area: approx. 108.2 sq. metres (1164.7 sq. feet)