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43 Berkeley Vale Park, Berkeley,
GL13 9TG

Offers In The Region Of
£125,000



FULLY RECONFIGURED AND MODERNISED IN 2020, THIS EXCEPTIONAL DOUBLE UNIT OFFERS CONTEMPORARY LIVING IN A TRANQUIL SETTING. IMMACULATEDLY MAINTAINED BOTH INSIDE AND OUT BY THE CURRENT OWNER, THIS BESPOKE HOME FEATURES THOUGHTFULLY DESIGNED SPACES AND LANDSCAPED GARDENS, OFFERING PRIVACY AND MULTIPLE SEATING AREAS IDEAL FOR RELAXATION OR ENTERTAINING.

COMPRISING; ENTRANCE HALLWAY, SPACIOUS OPEN PLAN LOUNGE, WITH MODERN KITCHEN WITH DINING ISLAND, DOUBLE BEDROOM WITH BUILT-IN STORAGE, UPGRADED SHOWER ROOM WITH UTILITY AREA, DOUBLE GLAZING, LPG BOTTLED GAS HEATING, AIR CONDITIONING, LOW MAINTENANCE LANDSCAPED GARDENS, PARKING CLOSE BY, COUNCIL TAX BAND: A

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DESCRIPTION

Situated in a superb location on this popular site, with communal parking close by, this stylish good sized DOUBLE unit offers substantial internal and external space, having been modernised throughout in 2020 and with landscaped private enclosed gardens. It has Thermo cladding and comprises: attractive front garden leading to entrance & hallway, open plan lounge/kitchen area with dual aspect windows and social island, the extensively fitted kitchen has built in appliances with a modern open plan feel with large patio doors to private rear garden and the lounge area being spacious for comfortable living with modern lighting, radiators and heating and cooling air conditioning. The unit was reconfigured to offer one large double bedroom with built in storage and dual aspect windows, modern shower room with utility space. The gardens are a feature of the property and have been well thought out to give maximum use of the with ample space for al fresco dining and is fully enclosed. Communal parking is close by. A viewing is essential to appreciate the location and presentation of this home.

DIRECTIONS

On approaching the town from the A38, continue straight across the roundabout passing Berkeley Castle on the left hand side, continue, and as the road bears around to the right, bear into Salter Street and continue to Lynch Road, proceed for approximately three quarters of a mile, turning right into Hook Street and immediately right into The Park with No.43 located on the left hand side.

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).

ENTRANCE HALL

Double glazed window with privacy blind and door lead into a neat entrance hallway with built in cupboard housing Worcester boiler and built in shoe storage.

OPEN PLAN LOUNGE / KITCHEN / DINER 5.87m x 4.95m (19'3" x 16'2")

This unique space has been cleverly designed to offer maximum internal living space, with the lounge area being spacious and having double glazed window to side, bespoke wall and ceiling lighting, and modern vertical radiators, along with air conditioning providing heating and cooling. The large island provide a social space with dining and entertaining and has a recess housing the large tv. The modern kitchen has an array of wall and base units with worktops over, having built in appliances and large freestanding fridge/freezer, double glazed window to side and attractive double glazed patio doors lead out to the covered pergola and steps down to enclosed gardens.

BEDROOM 3.33m x 3.31m (10'11" x 10'10")

Having dual aspect double glazed windows to front and side with privacy blinds, built in wardrobe and cupboard, with drawers and radiator.

SHOWER ROOM

Modern white suite comprising: shower cubicle with mains shower, vanity wash basin with storage under and side with mirrored cupboard above, heated towel rail, space and plumbing for washing machine, fully cladded surround and double glazed window to front.

EXTERNALLY

To the front of the property is a wooden gate with pathway leading to the front entrance edged by ornamental slate with privacy tree, leading through to the useful brick shed and access to LPG gas bottles. A pathway leads to the rear of the property with patio area and covered pergola leading to patio doors and a further patio for al fresco dining leads to the greenhouse and ornamental slate pathway flanked by shrubs and trees and compost area. The boundary has a privacy fence enclosing the garden fully and is edged by an array of shrubs and trees providing privacy.

AGENT NOTES

Tenure: Park Home
Services: Mains water, drainage, and electricity. Bottled LPG Gas.
Council Tax Band: A
Ground Rent: £183.76 per month, which is reviewed annually in January and includes clean water charge.
There are no dogs allowed on the park.
The site is for occupiers over the age of 50.
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.

VIEWING

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

