



Inglestone Road, Wickwar WOTTON-UNDER-EDGE GL12 8NH


allen & harris

welcome to

Inglestone Road, Wickwar WOTTON-UNDER-EDGE

****EXTENDED** **FLEXIBLE ACCOMMODATION**** Generous living space across three floors this family home features a spacious kitchen/breakfast room, an impressive master bedroom with built in wardrobe space and modern en-suite, with two further bedrooms and a shower room on the second floor!

Entrance Hall

Door to front aspect, tiled flooring, understairs storage and cupboard, sliding door to WC, door to lounge/diner and kitchen/breakfast room. Stairs rising to first floor landing.

Cloakroom

Double glazed window to front aspect and tiled flooring. Low level wc, wash hand basin, plumbing for washing machine and space for tumble dryer above.

Lounge/Diner

Double glazed window to front and rear aspect, double glazed door leading out to the rear garden. Wood burner with natural stone hearth surround.

Kitchen/Breakfast Room

Double glazed window to rear aspect and double glazed patio doors leading out to rear garden. An solid oak fitted kitchen with combination of wall and base units and granite worktops and upstands over. Space for gas double range, integrated dishwasher and integrated microwave. Space for Fridge/freezer. Tiled flooring and door leading through to garage.

First Floor Landing

Stairs rising from ground floor and up to second floor. Doors leading to four of the bedrooms, family bathroom and airing cupboard storing the thermal store water tank.

Bedroom One

Double glazed window to front aspect, built in wardrobes and door leading to ensuite.

En-Suite

Double glazed window to rear aspect, LVT tiled

flooring, low level wc. Vanity wash hand basin, walk in oversized shower and chrome effect heated towel radiator.

Bedroom Three

Double glazed window to rear aspect and built in wardrobes.

Bedroom Four

Double glazed window to front aspect and built in wardrobe.

Office

Double glazed window to front aspect. Could be used as bedroom 6.

Family Bathroom

A modern fitted kitchen. low level WC, wash hand basin, bath with shower head over, and chrome effect heated towel radiator.

Second Floor Landing

Stairs rising from first floor landing. velux style window to rear aspect and doors to large storage cupboard.

Bedroom Five

Double glazed velux style windows to rear aspect, doors to eaves storage.

Bedroom Two

Two velux style windows to rear aspect and access to eaves storage.

Shower Room

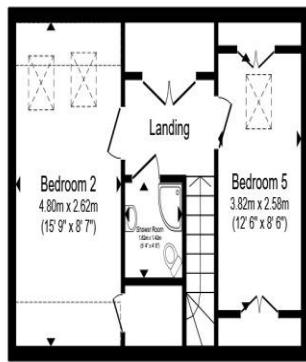
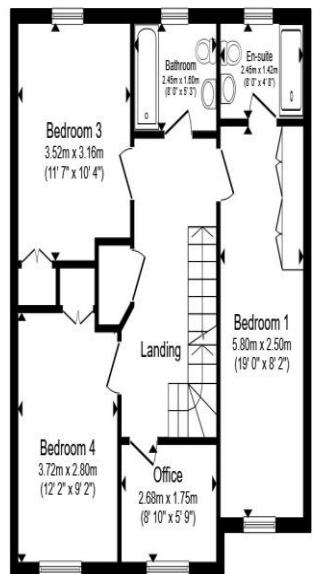
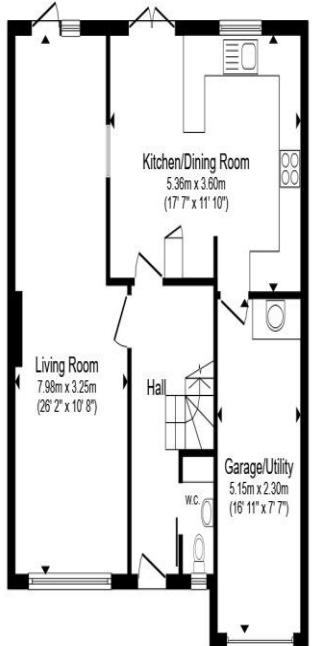
Modern fitted bathroom with a corner shower cubicle, low level wc and wash hand basin and tiled LVT flooring.

Garage

Electric roller door with power and light.

Rear Garden

Double electric awning. Greenhouse Approx 1.8 x1.8m , Shed approx 2.4 x3.0m. Log store.



Total floor area 166.9 m² (1,797 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
**Inglestone Road,
Wickwar WOTTON-UNDER-EDGE**

- Extended Detached Family Home
- Ensuite, Cloakroom, Family Bathroom and further Shower Room
- Garage & Off street Parking
- Ample of Storage, including Eaves Storage
- Close to Alexander Hosea Primary School

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£525,000



view this property online allenandharris.co.uk/Property/CPS104196



Property Ref:
CPS104196 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01454 318387



ChippingSodbury@allenandharris.co.uk



7 High Street, Chipping Sodbury, BRISTOL,
Avon, BS37 6BA



allenandharris.co.uk