



**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**

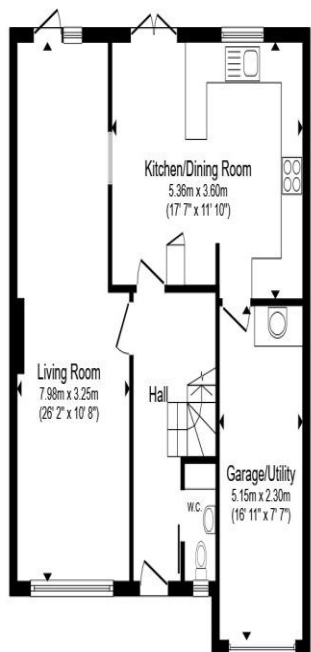
Modern fitted bathroom with a corner shower cubicle, low level wc and wash hand basin and tiled LVT flooring.

### **Garage**

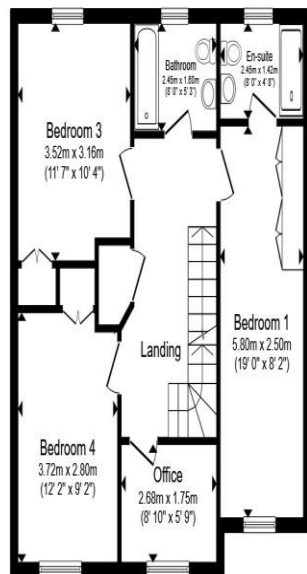
Electric roller door with power and light.

### **Rear Garden**

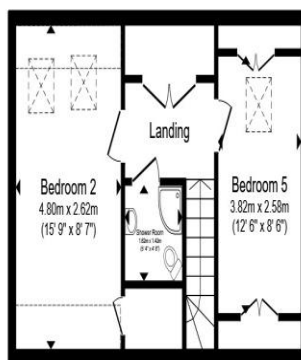
Double electric awning. Greenhouse Approx 1.8 x1.8m , Shed approx 2.4 x3.0m. Log store.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 166.9 m<sup>2</sup> (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](http://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**



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Property Ref:  
CPS104196 - 0004

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**allen & harris**



**01454 318387**



[ChippingSodbury@allenandharris.co.uk](mailto:ChippingSodbury@allenandharris.co.uk)



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



**[allenandharris.co.uk](http://allenandharris.co.uk)**