

hunter  
french



2 Severn Drive, Berkeley, Gloucestershire GL13 9EH

A well-presented, four-bedroom detached home situated on a corner plot, enjoying an enclosed garden with a driveway and garage set along a peaceful cul-de-sac location, just a short walk from the town centre.

The properties along Severn Drive are understood to have been built in the early 1990's and this particular home has been a cherished home under the current ownership since 2011. Now in need of some modernisation the house is ready for new owners to make their own. The well-appointed accommodation is set over two floors and reaches approximately 1,298 sq.ft.

The property is entered through a part glazed door into the welcoming entrance hall with a practical wood effect laminate floor. There is a handy downstairs cloakroom with a WC set to one side, plus a turned staircase rising to the first floor and a useful storage cupboard. At the far end of the hallway a door opens into the kitchen which sits at the rear of the property. The kitchen has an excellent range of wall and base cabinets with a breakfast bar peninsular. Integrated appliances comprise for a dishwasher, gas hob and oven. Off the kitchen is a utility room with space for a fridge/freezer along with space and plumbing for a washing machine and the boiler is housed here too. An external door from the utility room leads out to the rear garden.

The open plan sitting/dining room runs the length of the house and also benefits from a wood effect laminate floor. Enjoying a double aspect allows the space to be filled with natural light and the fireplace with a woodburning stove inset makes a real focal point to the room. A further door from this room leads back to the hallway. Sliding doors from the dining room end open into a conservatory which makes the ideal spot to sit and look out across the rear garden.

Reaching the first floor there is a landing area that provides access to the four bedrooms and family shower room. The master bedroom sits at the front of the house and has an en-suite shower room. There are two further double bedrooms, one with built-in wardrobes. The fourth bedroom is a single room and is currently used as a study. The practical family shower room has a white suite comprising a walk-in shower, hand basin, WC and heated towel radiator.

Outside the front garden is laid to lawn with a beech hedge to one side and two sets of gradual steps leading to the front door. To one side there is gated pedestrian access to the rear garden. The attractive rear garden has been designed to be low maintenance and set over two levels. The lower level is paved with several steps rising to the second level with a patio area ahead of a lawn framed with herbaceous borders. The garden perimeter is a mix of walls and fencing, with a pedestrian gate inset leading to the driveway and single garage with power and light.



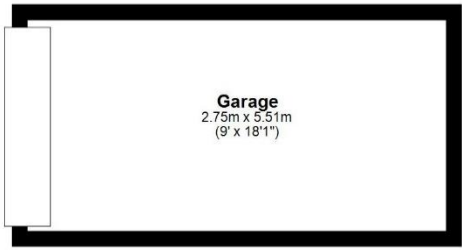
The property is connected to mains services of gas, electricity, water and drainage. Council tax band E (Stroud District Council). The property is freehold.

EPC – D(67).

The charming market town of Berkeley is situated mid-way between Bristol and Gloucester on the south bank of the River Severn. Berkeley is situated to the west of the M5 motorway offering access to Cheltenham, Bristol and the M4. The town is home to Berkeley Castle which has been home to the Berkeley family for some 900 hundred years. The town offers a highly regarded primary school whilst secondary schools can be found in the towns of Wotton under Edge, Dursley & Stroud. Berkeley offers a range of facilities including a doctors' surgery, shops, a cafe and general amenities. Extensive shopping and leisure facilities can be found at Cribbs Causeway (M5 J17). Cam station offers trains to Bristol (Parkway) or Stonehouse station for London (Paddington).

## Guide Price £475,000

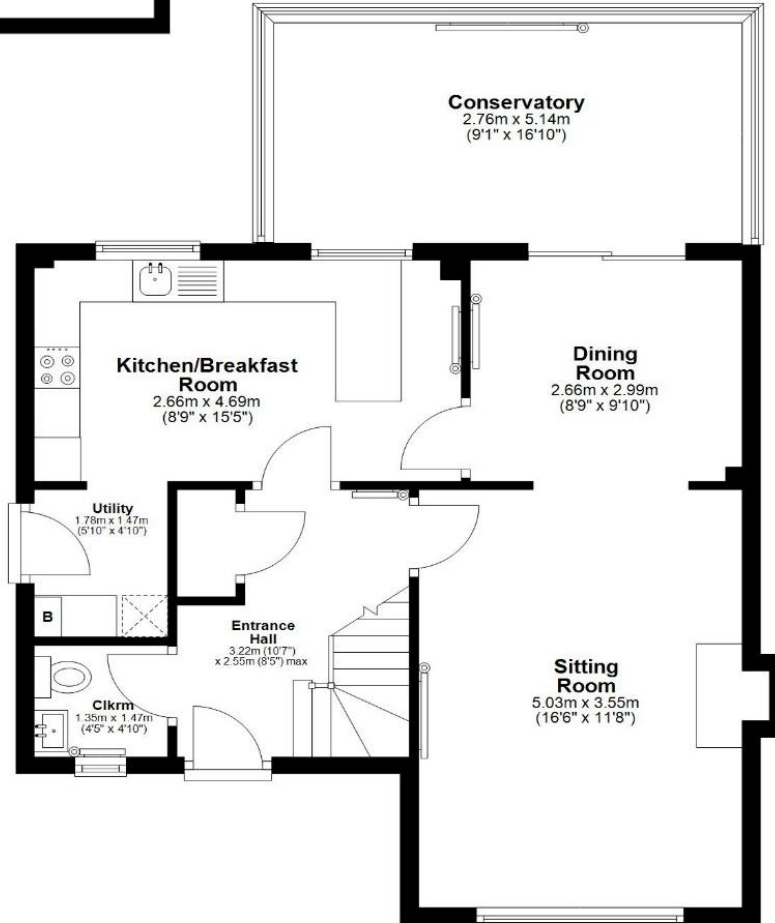




**Garage**  
2.75m x 5.51m  
(9' x 18'1")

### Ground Floor

Main area: approx. 67.6 sq. metres (728.0 sq. feet)  
Plus garages, approx. 15.1 sq. metres (163.0 sq. feet)



**Conservatory**  
2.76m x 5.14m  
(9'1" x 16'10")

**Kitchen/Breakfast Room**  
2.66m x 4.69m  
(8'9" x 15'5")

**Dining Room**  
2.66m x 2.99m  
(8'9" x 9'10")

**Utility**  
1.78m x 1.47m  
(5'10" x 4'10")

**Entrance Hall**  
3.22m (10'7")  
x 2.55m (8'5") max

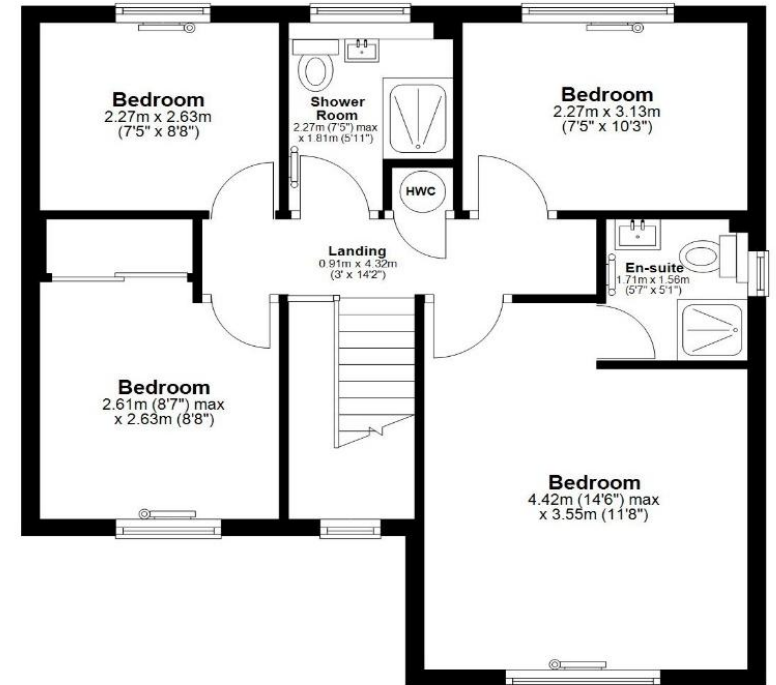
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**Cloakroom**  
1.35m x 1.47m  
(4'5" x 4'10")

**Sitting Room**  
5.03m x 3.55m  
(16'6" x 11'8")

### First Floor

Approx. 52.9 sq. metres (569.6 sq. feet)



**Bedroom**  
2.27m x 2.63m  
(7'5" x 8'8")

**Shower Room**  
2.27m (7'5") max  
x 1.81m (5'11")

**Bedroom**  
2.27m x 3.13m  
(7'5" x 10'3")

**Landing**  
0.91m x 4.32m  
(3' x 14'2")

**En-suite**  
1.71m x 1.59m  
(5'7" x 5'1")

**Bedroom**  
2.61m (8'7") max  
x 2.63m (8'8")

**Bedroom**  
4.42m (14'6") max  
x 3.55m (11'8")

Main area: Approx. 120.6 sq. metres (1297.7 sq. feet)

Plus garages, approx. 15.1 sq. metres (163.0 sq. feet)