HUNTERS®

HERE TO GET *you* THERE

Mill Lane

Falfield, Wotton-Under-Edge, GL12 8BW

£350,000

3 2 1 D

Council Tax: D

9 Mill Lane

Falfield, Wotton-Under-Edge, GL12 8BW

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Approaching the property, a gravelled front garden leads to the entrance and into a welcoming hallway. Immediately to the right is a convenient downstairs WC. Further along the hallway, the accommodation opens into an impressive open-plan lounge, kitchen and dining space. Previously arranged as two separate rooms, the space has been opened up to create a sociable and versatile heart of the home, ideal for both everyday family life and entertaining.

The kitchen provides a good range of storage and workspace, with the added benefit of a separate storage cupboard, while further practical storage can be found beneath the stairs. Doors open directly from the living space onto the rear garden, allowing for an easy flow between indoors and out.

The low-maintenance rear garden is predominantly paved, providing plenty of space for outdoor seating, dining and entertaining without the upkeep of a traditional lawn. Gated side access can be found to the left-hand side of the property.

Upstairs, there are three bedrooms. The principal bedroom benefits from built-in wardrobes and its own en-suite shower room, while the remaining two bedrooms are served by the main family bathroom, complete with a shower over the bath.

Further benefits include a single garage with parking directly in front, providing useful off-road parking and additional storage.

Falfield is a well-connected South Gloucestershire village, conveniently positioned close to Junction 14 of the M5 and the A38, making it particularly well placed for commuters travelling towards Bristol, Gloucester and Cheltenham. The village offers local amenities including a post office/general store, public house and church, while a wider selection of shops, leisure facilities and everyday amenities can be found in nearby Thornbury.

With its open-plan living accommodation, en-suite principal bedroom, garage and parking, this appealing home is an excellent opportunity in a convenient village location and is offered for sale with no onward chain.

SORT IT

Road Map

Hybrid Map

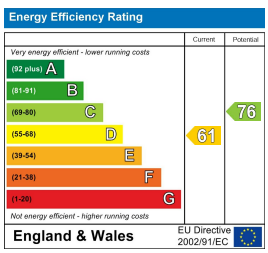
Terrain Map

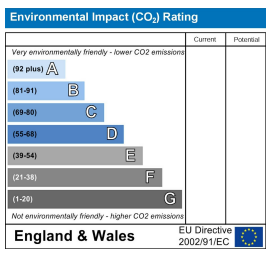
Floor Plan

Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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