

23 Church Way

Blakeney, Gloucestershire, GL15 4DT

£325,000



This beautifully refurbished three-bedroom home effortlessly combines style, space, and practicality ***ANNEX POTENTIAL*** perfect for modern family living. ***VIRTUAL TOUR AVAILABLE*** From the moment you arrive, you'll notice the high-quality finishes and thoughtful design that make this property truly stand out.

Inside, the home offers generous living areas, including a bright and welcoming lounge with a charming open fireplace and elegant tiled flooring that flows throughout the ground floor. The sleek, modern kitchen leads seamlessly into a separate dining room, ideal for entertaining or enjoying family meals. A cloakroom and side entrance hall add convenience, while double-glazed windows and mains gas central heating ensure comfort year-round.

Step outside to find a private, enclosed decking area — perfect for relaxing or socialising — along with a low-maintenance front patio and private off-road parking to the rear.

The detached garage is a standout feature, currently offering an office or family room space. Designed with future potential in mind, it includes future water connection, electricity, security doors, data/internet outlets, and immediate parking — making it a strong candidate for conversion into a self-contained annexe, subject to the necessary permissions.

This property has been rewired throughout and benefits from solar panels, helping you save on energy costs while reducing your environmental impact. A viewing is essential to truly appreciate everything this stunning home has to offer — a rare opportunity to secure a beautifully updated family property with so many desirable features.



Entrance Hallway:

10'3" x 5'10" (3.14m x 1.78m)

Smoke alarm, tiled flooring, double radiator, electric underfloor heating, stairs to first floor, recessed ceiling downlights, double power point, doors to lounge and kitchen.

Lounge:

16'4" x 11'6" (5.00m x 3.52m)

Rear aspect with UPVC double glazed doors with side panels leading out onto the enclosed decking area, coved ceiling, tiled flooring, double radiator, open fireplace with multi fuel basket, recess ceiling downlights, power points, data/internet points, wall mounted TV position, double doors to the dining room.

Dining Room:

9'7" x 8'7" (2.94m x 2.63m)

Rear aspect with UPVC double glazed window, tiled flooring, door to side lobby, double radiator, coved ceiling, electric underfloor heating, recessed ceiling

downlights, power points, wall mounted TV position, electrical distribution board, intruder alarm panel, archway to kitchen.

Kitchen:

15'0" x 7'2" (4.59m x 2.20m)

A modern shaker style kitchen comprising of base units, wall cupboards, wood worktop surfaces, waxed and oiled, gas cooker point, Belfast sink unit, space & plumbing for washing machine and dishwasher, double radiator, tiled flooring, UPVC double glazed window, ventilation extractor fan, smoke alarm, extractor hood and light over cooking area, electric underfloor heating, recessed ceiling downlights.

Side Porch/Entrance:

6'6" x 3'1" (2.00m x 0.94m)

with UPVC double glazed door, door to dining room and further door to the cloakroom, access to the loft space, tiled flooring, recessed ceiling downlights.

Cloakroom:

5'8" x 2'11" (1.75m x 0.89m)

With WC, wash hand basin, UPVC double glazed window, tiled flooring, wall towel radiator, recessed ceiling downlights, ventilation extractor fan, concealed Worcester Bosch gas combination boiler (serviced annually).

From the entrance hall is a staircase to the first floor.

First Floor Landing:

7'6" x 2'10" (2.30m x 0.88m)

UPVC double glazed window to the rear, smoke alarm, coved ceiling, double power point, recessed ceiling downlights, ventilation positive pressure fan.

Bedroom One:

11'6" x 11'2" (3.53m x 3.42m)

Front aspect UPVC double glazed picture window offering views across Blakeney, built in double wardrobe, radiator, coved ceiling, recessed ceiling downlights, power and data/internet points, wall mounted TV position.

Bedroom Two:

11'10" x 8'11" (3.61m x 2.74m)

Front aspect with UPVC double glazed window with views across Blakeney, radiator, access to loft space, recessed ceiling downlights, power and data/internet points, wall mounted tv position.

Bedroom Three:

8'8" x 8'5" (2.66m x 2.58m)

Rear aspect with UPVC double glazed window, radiator, coved ceiling, recessed ceiling downlights, power and data/internet points, wall mounted TV position.

Family Bathroom:

8'0" x 5'9" (2.46m x 1.77m)

Rear aspect with a contemporary suite comprising of a bath with thermostatic shower over, tiled walling, tiled floor, W.C., vanity wash hand basin unit with illuminated mirror above, tall heated towel rail, twin UPVC double glazed windows, recessed ceiling downlights and ventilation extractor fan.

Outside:

The front gardens are fully enclosed and comprise of a patio, hedged boundaries, log store to the side with door to the side porch, large pergola, brick retaining walls, outside lights and external sockets/power. The side path leads to the rear gardens again with outside lights and external socket. The path down to the garage has shrubs, lighting, fenced boundaries, gate to the off road parking, door to garage with parking for 2 cars with outside lights and external sockets.

Office/Family Room:

16'10" x 10'7" (5.15m x 3.23m)

UPVC double glazed window, engineered wooden flooring, recessed ceiling downlights, smoke alarm, illuminated wall recess, wall lighting, power and data/internet points, wall mounted TV position.

Garage (Annex Potential)

16'9" x 13'3" (5.11m x 4.05m)

With double opening security doors, side pedestrian door, engineered wooden flooring and carpet, LED panel lighting and recessed ceiling downlights, smoke alarm, power and data/internet points, incoming fibre optic internet line.



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Road Map



Hybrid Map



Terrain Map



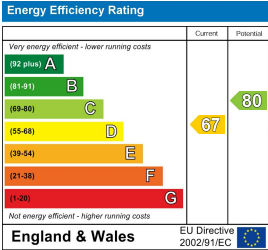
Floor Plan



Viewing

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Energy Efficiency Graph



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