

HUNTERS®

HERE TO GET *you* THERE



26 Chamberlayne Crescent

Berkeley, GL13 9FL

Asking Price £335,000



Council Tax: D



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Ground Floor Accommodation

Entrance Hall

Luxury vinyl flooring, radiator, fitted shoe cupboard, stairs to first floor landing, doors to:

Kitchen

Window to front aspect with open views, range of wall and base units with work-surfaces, oven and ceramic hob unit, extractor hood, free-standing fridge/freezer, luxury vinyl flooring, integrated dishwasher, 1/2 bowl stainless steel sink unit with mixer tap, Ideal boiler, upstands, radiator.

Cloakroom

Pedestal wash hand basin, wc, luxury vinyl flooring, radiator.

Lounge/Dining Room

French doors leading to the rear garden, window to rear aspect, two radiators.

First Floor Accommodation

Landing Area

Access to loft hatch, airing cupboard, doors to:

Bedroom

Two windows to front aspect with open views across countryside, door to:

En-Suite

Window to front aspect, shower cubicle, pedestal wash hand basin, wc, radiator, part tiled walls, extractor fan.

Bedroom

Window to rear aspect, radiator.

Bedroom

Window to rear aspect, radiator and a range of cupboards/storage by negotiation.

Bathroom

Window to side aspect, radiator, wash hand basin, wc, part tiled walls, bath with over-bath shower with glass screen, part tiled walls.

Outside

Rear Garden

The current vendor has greatly enhanced the rear garden with a lower shingle area with feature steps leading to the patio with porcelain tiles, further steps lead to a lawned area with raised flower beds and barked area. The garden has outside lighting and power point with gated access leading to the front of the property.

Front Garden

With driveway parking leading to the garage, lawned areas, gated access leading to the rear of the property.

Garage

With up and over door, power and light.

Agents Notes

There is an estate management charge, please enquire with the agents.

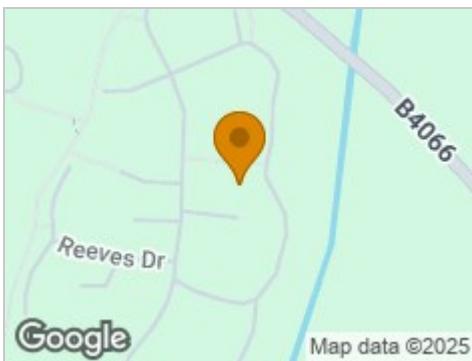
Found on the popular Persimmon development on the outskirts of the Historic castle town of Berkeley, this contemporary, and extremely well presented detached family home has lovely open views to the front. Stepping inside the property you are met by a hallway leading to the downstairs cloakroom, fitted kitchen and lounge/dining room. The lounge/dining room has French doors leading to the landscaped rear garden with further window overlooking the rear. The modern fitted kitchen/breakfast room with a range of modern units with window to enjoy the views to the front. On the first floor a landing area leads to three double bedrooms, the main bedroom with en-suite shower room, and family bathroom. Outside the property has an open plan front garden with driveway parking to the front for two cars giving access to the garage. The rear garden has been landscaped with various seating areas with side access leading to the front of the property. The property is also offered with no onward chain.

Berkeley offers a wide range of amenities with doctors surgery, primary school, shops and coffee shops and is surrounded by scenic Severn Vale countryside with convenient access to the A38 and M5 motorway making this an ideal commuting point for those travelling to the larger centres of Bristol, Gloucester, Cheltenham and Bath.

- Detached Family Home with Open Views to the Front
 - Fitted Kitchen
 - Main En-Suite Bedroom
- Driveway Parking Leading to the Garage
 - No Onward Chain
- Popular Castle Town Location
- Lounge/Dining Room with French Doors to Garden
- Two Further Bedrooms and Bathroom
- Landscaped Rear Garden with Seating Area



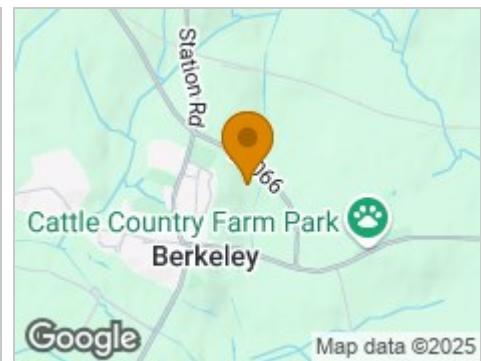
Road Map



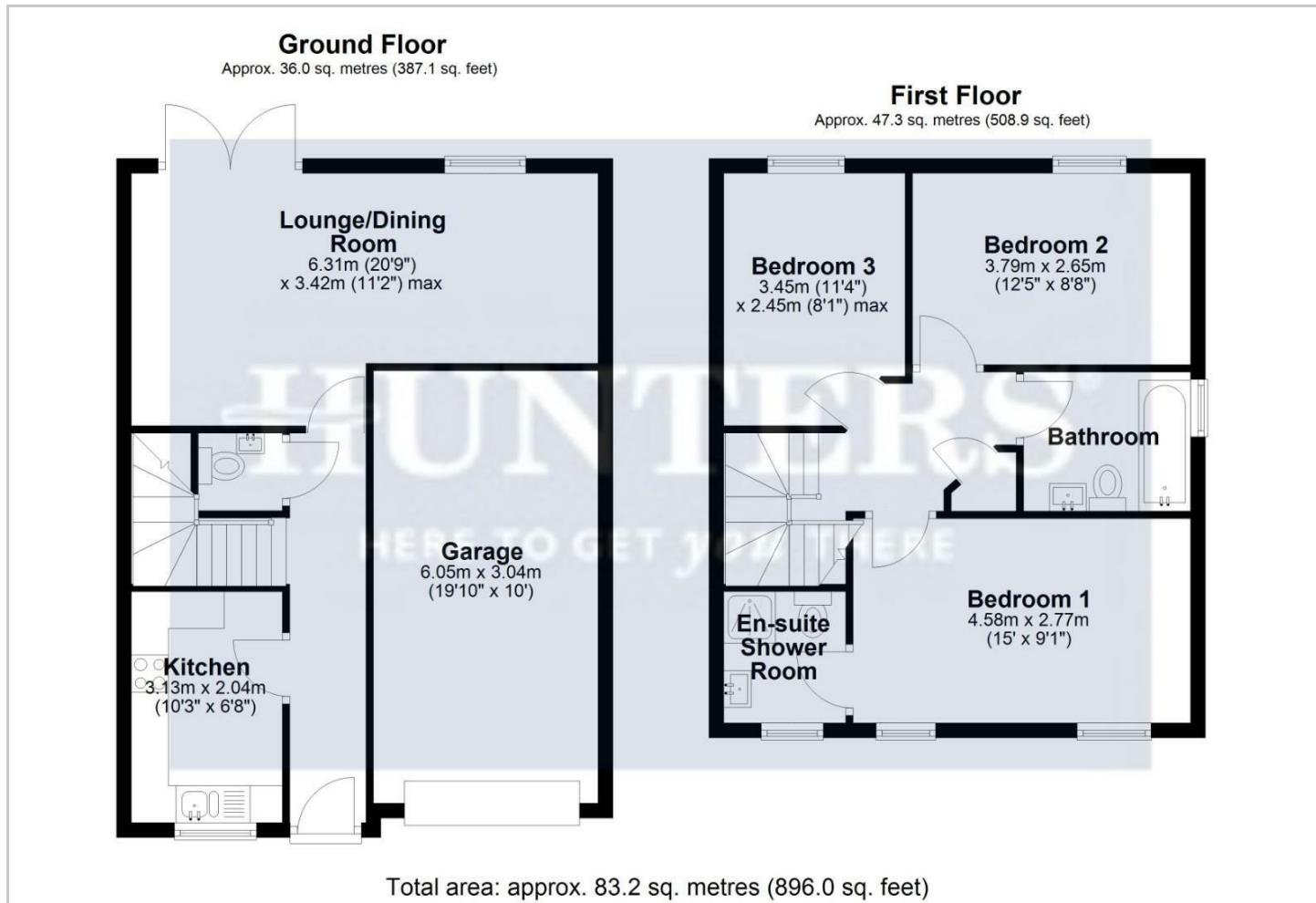
Hybrid Map



Terrain Map



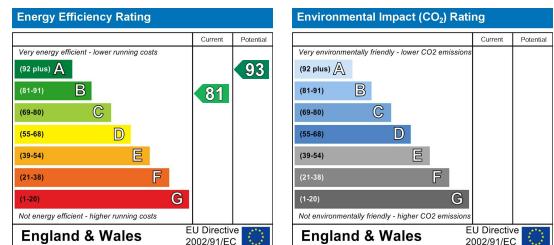
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 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.