



hunter
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48 Parklands, Wotton-under-Edge, Gloucestershire, GL12 7LT

A beautifully maintained four-bedroom detached family home set on a corner plot in a peaceful cul-de-sac location with a garage and driveway parking. Offered to the market with no onward chain.

Parklands is a mature development of mainly detached homes built some 45 years ago, offering a short stroll to the town centre and easy access to both primary and secondary schools. This particular property enjoys lovely views towards the Cotswold escarpment and the Tabernacle. Built in 1971 the current owners have lived here since 1983, and over this time the house has been a cherished family home and is now ready for new owners to make it their own.

The front door opens into a generous porch with a tiled floor providing space to hang coats and store shoes. Beyond this is the entrance hallway with stairs rising to the first floor, with understairs storage, and doors leading to the sitting room, kitchen and downstairs cloakroom.

The welcoming sitting room is generously proportioned and filled with natural light from the large picture window to the front. To the opposite side of the room is a feature fireplace with a stone surround and gas fire inset. The sitting room opens into the adjacent dining room where there is ample room for a dining table and chairs, and glazed patio doors open onto the rear garden. The kitchen sits at the rear of the property and is fitted with an excellent range of wall and base units with laminate worktops. Integrated appliances include a double oven, an electric gas hob with extractor hood, and space and plumbing for a dishwasher along with space for a fridge/freezer. A useful serving hatch opens into the dining room. Just off the kitchen is a utility room fitted with a base unit with a sink inset and space and plumbing for a washing machine and tumble dryer. An external door provides access to the rear garden.

On the first floor a landing area provides access to all four bedrooms, the family bathroom, a linen cupboard and loft access. There is a window on the landing with a lovely outlook across the rooftops and town beyond. The two double bedrooms are very well proportioned providing ample space for a double bed, wardrobe and additional bedroom furniture. The third bedroom is a large single 'L' shaped room, whilst the fourth room is a further single and would work equally well as a nursery or study. The bathroom is tiled throughout and has a white suite comprising a bath, separate walk-in shower cubicle, vanity unit with a wash basin inset and a closed cistern WC.



Externally, to the front of the house is a low-maintenance garden, predominantly laid to lawn with a specimen tree. Established borders flank either side of the gradual steps ascending to the front door. To one side of the garden is a level driveway providing parking for two to three vehicles ahead of the single garage. The garage benefits from power and light and a pedestrian door at the far end opening to the rear garden.

The attractive, enclosed rear garden offers a good degree of privacy. A patio spans the full width of the rear of the house, with the remainder laid mainly to lawn bordered by mature and well-stocked flowerbeds and shrubs. To one corner is an elevated terrace making the perfect spot to sit and admire the garden and the views beyond. Gated pedestrian access is available on both sides of the property. A greenhouse is situated just behind the garage.

The property is connected to mains gas, electricity, water, and drainage. Council Tax Band E (Stroud District Council). Tenure: Freehold.

EPC rating - TBC

Guide Price £530,000



Ground Floor

Main area: approx. 63.7 sq. metres (686.0 sq. feet)
Plus garages, approx. 14.0 sq. metres (151.1 sq. feet)



First Floor

Approx. 58.6 sq. metres (631.0 sq. feet)



Main area: Approx. 122.3 sq. metres (1316.9 sq. feet)
Plus garages, approx. 14.0 sq. metres (151.1 sq. feet)