



62 Court Meadow, Berkeley, GL13 9LR
£500,000

HUNTERS[®]
EXCLUSIVE



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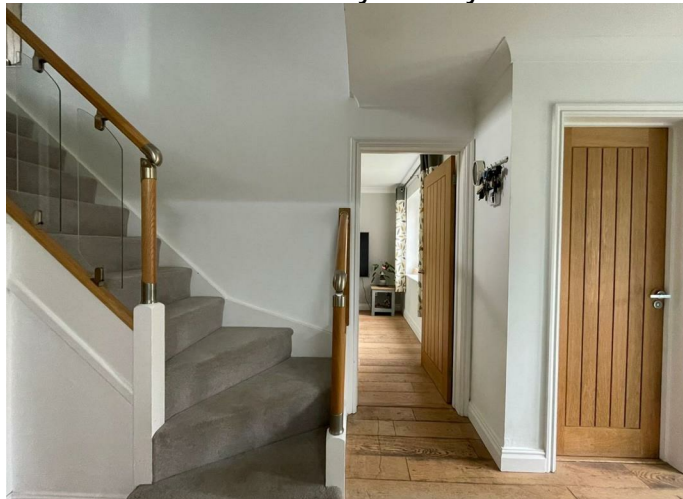
£500,000

Located in the desirable area of Court Meadow, Stone, Berkeley, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, with a good size light and airy conservatory making it easy to host gatherings or enjoy quiet evenings at home. Modern kitchen with all fitted appliances and downstairs cloakroom. On the first floor three bedrooms with ensuite and family bathroom.

One of the standout features of this home is the generous parking leading to the detached double garage, this is a rare find and adds significant value, especially for families with multiple cars or guests. Side access then leads you into the rear enclosed garden with good size patio area, lawn and boundaries.

Additionally, the property benefits from excellent transport links to the M5, making commuting and travel to nearby towns and cities straightforward.

In summary, this well presented detached house in Court Meadow is a wonderful opportunity for those looking for a spacious and well-located family home. With its ample parking, multiple reception areas, and proximity to major roadways, it is sure to attract interest from a variety of buyers.





Entrance Hall

With front door leading into hallway with radiator and stairs leading to the first floor.

Cloakroom

Low Flush wc, wash hand basin and window.

Dining Room

With double doors leading into the dining room with window to the front and radiator.

Lounge

Window to the front, radiator and doors leading into the conservatory.

Conservatory

Good size conservatory, light and airy space that could be used all year round with power and heating, door leading into the kitchen and French doors leading onto the garden.

Kitchen

Modern fitted units with worktop surfaces, with fitted appliances, double Belfast sink unit with mixer tap, window to the rear, inset spot lights, tiled floor and door leading into the garden.

First Floor Landing

Loft access.



Bedroom One

Good size room with double aspect windows to front and rear and radiator. (could be made into two bedrooms if required)

En Suite

Frosted glazed window, shower cubicle, low flush wc and wash hand basin.

Bedroom Two

Window to the front and radiator.

Bedroom Three

Window to the rear, radiator and fitted wardrobes.

Outside

To the front driveway providing off road parking leading to the Detached Double Garage with up and over door, power and light. Front garden with storage and side access leading to the rear garden, with good size patio, lawn, flower and shrub borders.

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.





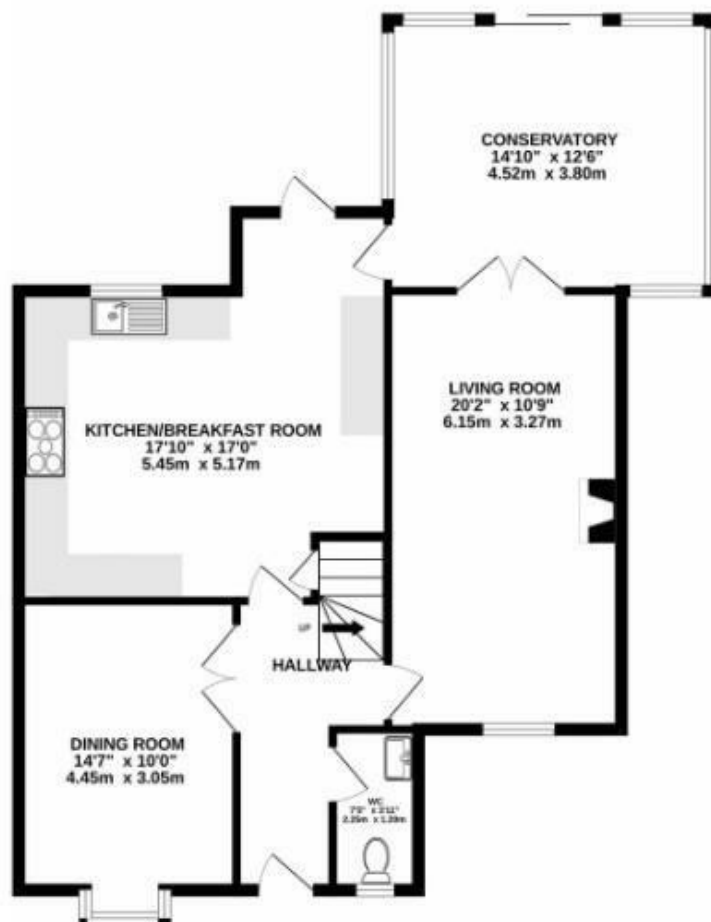
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

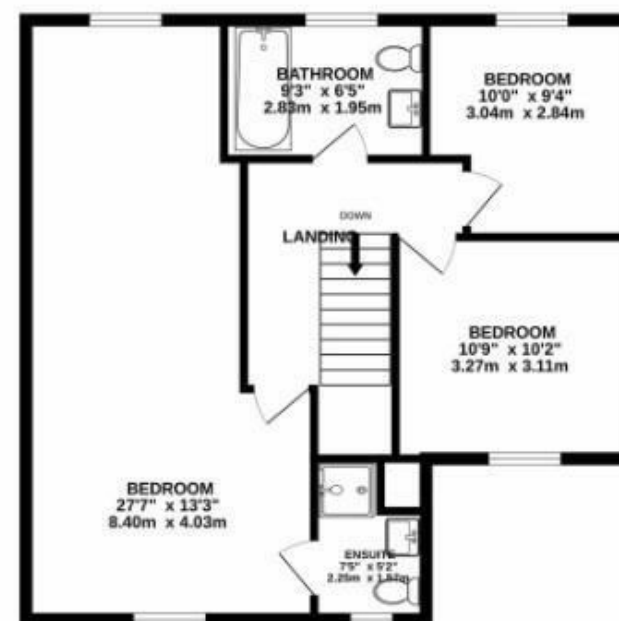
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

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GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



DETACHED HOUSE

TOTAL FLOOR AREA : 1598 sq.ft. (148.5 sq.m.) approx.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 542 395 | Website: www.hunters.com

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