

2 Cranesbill Crescent, Charfield,
GL12 8EH

Asking price

£450,000



*** PLEASE CONTACT US FOR A VIRTUAL VIEWING *** SPACIOUS AND WELL PRESENTED FOUR BEDROOM DETACHED HOUSE - GARAGE PLUS PARKING - NEARLY NEW (CONSTRUCTED 2017) - CORNER PLOT POSITION WITH VERSATILE GARDEN - LARGE CANOPY PORCH - SPACIOUS ENTRANCE HALLWAY - LIVING ROOM - SEPARATE OPEN PLAN KITCHEN/DINING ROOM - UTILITY - CLOAKROOM - FOURT FIRST FLOOR BEDROOMS - MASTER WITH EN-SUITE SHOWER ROOM/THIRD WC - FAMILY BATHROOM - ENERGY RATING B

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

2 Cranesbill Crescent, Charfield, GL12 8EH

SITUATION

This well presented detached property is located on this new development constructed by Crest Nicholson Homes and is approximately three years old. Cranesbill Crescent is situated in the popular village of Charfield and has facilities including: two churches, three public houses, petrol station, small village shop, takeaway, primary school and a range of country walks close at hand, including along The Little Avon River. Charfield is within five minutes drive of the M5 motorway junction 14 and just two miles from the market town of Wotton-under-Edge, which has a good range of amenities including: shops, cinema, pubs, restaurant, along with the sought after Katharine Lady Berkeley's comprehensive school.

DIRECTIONS

If travelling from Wotton-under-Edge town centre, head out of town in a westerly direction on the B4058, continuing to the roundabout, go straight across the roundabout and proceed for approximately three quarters of a mile, passing the Renishaw building on the left hand side, continue taking the next turning on the left into Cowslip Way, continue for approximately two hundred metres taking the next turning on the left into Cranesbill Crescent and the property is in the corner plot position on the right hand side.

DESCRIPTION

This newly new property is less than three years old and was constructed by Crest Nicholson Homes and will have the outstanding balance of the ten year NHBC Warranty, with approximately seven years remaining. The property remains in the nearly new and immaculate condition with the addition of a modified garden offering a versatile and enjoyable space. The property briefly comprises: large canopy porch, spacious entrance hallway, cloakroom, living room, kitchen/dining room and utility room. On the first floor there are four bedrooms with the master having en-suite shower room and further family bathroom/third WC. To the rear of the property there is a good size garden. To the side of the property there is a good size driveway leading to the garage. Further benefits to this property include gas central heating, fully double glazed windows, some of which include fitted blinds. Properties in this location rarely become available and we suggest viewing at your earliest opportunity.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

LARGE CANOPY PORCH

SPACIOUS ENTRANCE HALLWAY

Two double glazed windows to front, steel front door, radiator, storage/coat cupboard.

CLOAKROOM

Low level wc, wall mounted wash hand basin, radiator.

LIVING ROOM 6.42m x 3.43m (21'1" x 11'3")

Dual aspect double glazed window to front and double glazed bay window to side with further double glazed window to side, two radiators.

KITCHEN/DINING ROOM 6.41m x 4.48m narrowing to 3.46m (21'0" x 14'8" narrowing to 11'4")

Fitted kitchen with base and wall units, laminate work surface over, one and half bowl stainless steel sink and drainer, water softener, under counter lighting and inset ceiling spotlights, electric oven, gas hob with extractor over, tiled floor, integrated dishwasher, integrated tall fridge freezer, radiator, double glazed window to front, double glazed windows and french doors to garden, door to:

UTILITY ROOM

Base units with laminate work surface over, space and plumbing for washing machine, radiator, cupboard housing Potterton gas boiler.

ON THE FIRST FLOOR

LANDING

Access to loft space which has loft ladder, airing cupboard with hot water cylinder.

BEDROOM ONE 3.49m x 3.23m narrowing to 2.61m (11'5" x 10'7" narrowing to 8'7")

Double glazed window to side, radiator, built in wardrobe.

EN-SUITE SHOWER ROOM

Walk-in shower cubicle with mixer, low level wc, wash hand basin with pedestal, tiled floor and part tiled walls, heated towel rail.

BEDROOM TWO 3.42m narrowing to 2.32m x 3.07m narrowing to 2.0m (11'3" narrowing to 7'7" x 10'1" narrowing to 6'7")

Double glazed window to front, radiator.

BEDROOM THREE 3.45m x 3.22m (11'4" x 10'7")

Double glazed window to side, radiator.

BEDROOM FOUR 3.40m x 3.09m narrowing to 2.00m (11'2" x 10'2" narrowing to 6'7")

Double glazed window to front, radiator.

FAMILY BATHROOM



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 84 | 93 | 85 | 94 |
| A | B | B | A |
| B | C | C | B |
| C | D | D | C |
| D | E | E | D |
| E | F | F | E |
| F | G | G | F |

For energy efficient - lower rating is better
For environmental friendly - lower CO₂ is better

England & Wales
EPC Diverges
2002/91/EC

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.