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4 Laxton Drive, Kingswood,
Wotton-under-Edge,

Asking price
£360,000



Attractive link-detached house, many character features, popular village location, well presented accommodation, entrance porch with full height glazed screen, cloakroom, hallway, living room with wood burner, kitchen/dining room, three first floor bedrooms, modern bathroom, gas central heating, attractively laid out garden, garage, parking, must be seen, virtual viewing available, energy rating D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

4 Laxton Drive, Kingswood, Wotton-under-Edge, GL12 8SQ

DIRECTIONS

From the War Memorial in Wotton-under-Edge, proceed in a westerly direction out of town on the B4058 for approximately three hundred metres, turning left into Bear Street, continue for approximately half a mile, turning left, signposted Kingswood, on the B4060, passing Katherine Lady Berkeley's school on the right hand side, continue into the village passing the garage on your left, just as you pass the tennis courts you will see the War Memorial on the left hand side, continue to the Dinneywicks Inn turning left into Hillesley Road, passing the front of Dinneywicks, continue for approximately one hundred and fifty metres turning left into Walk Mill Lane, continue, taking the second turning on the left into Bramley Close and the first turning on the right into Laxton Drive and number 4 will be found on the right hand side.

SITUATION

This most attractive small development is located close to the centre of this very popular village of Kingswood. The village caters for day to day amenities including: convenience shop/post office, primary school, fitness centre, and the sought after Katherine Lady Berkeley's comprehensive school being located on the edge of the village. The nearby vibrant town of Wotton-under-Edge is just a mile away, where there is a range of independent retailers, supermarket, primary schools, doctors and dentists surgeries, and it has its own swimming pool and cinema. The property is situated within five miles of the M5 motorway and the A38 which gives easy travel throughout the south west.

DESCRIPTION

This contemporary link-detached house was constructed in the 1980s by a reputable local builder; HB Lewis & Son situated in a quite cul-de-sac within a few minutes of open countryside. The property has many character features including full height glazed screen and vaulted ceiling to the entrance hall and attractively laid out accommodation. The current owners have landscaped the garden to a good standard with low maintenance gravel and attractive paved areas with raised borders and paths and Mediterranean style planting and attractive slate paths and patio. The property is accessed via an entrance hall with full height glazed screen with cloakroom, which leads into the entrance hall, there is a spacious kitchen/dining room to the front of the property, and sitting room to the rear; having double glazed wooden french doors and screens overlooking the garden and a wood burner. On the first floor there are three bedrooms; two double bedrooms and a good sized single bedroom, along with a most attractive family bathroom which has been fitted to a good standard, a block paved driveway with parking space for two/three cars leads to the semi-detached garage and we would 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).

RECESSED ENTRANCE PORCH

With store, housing the consumer unit.

ENTRANCE HALL

Having wooden front door with glazed side screen and further screen over, leading to the vaulted ceiling, full height glazed screen to rear, wooden flooring, exposed brick walling.

CLOAKROOM

Having vanity wash hand basin with cabinet, wooden double glazed window, radiator, wooden flooring, inset ceiling spotlights, WC, and mirrored fronted vanity cabinet.

INNER HALL

Having double built-in cloak cupboard, radiator, and wooden double glazed window to front.

LIVING ROOM 5.47m x 3.77m (narrowing to 3.37m) (17'11" x 12'4" (narrowing to 11'1"))

Having wooden double glazed windows to side, double radiator, recessed fireplace with inset wood burner and tiled hearth, inset ceiling spotlights, wooden double glazed french doors to rear with double glazed wooden side screens.

KITCHEN 4.25m x 3.58m (13'11" x 11'9")

Having a range of wall and base units, with laminated work surfaces over, inset gas hob, built-in one and a half bowl single drainer sink unit, built-in oven, cooker hood, plumbing for washing machine and dishwasher, wooden double glazed window to front, radiator, wall mounted gas boiler supplying radiator central heating and domestic hot water.

ON THE FIRST FLOOR

LANDING

Having double built-in airing cupboard housing hot water storage tank, double glazed wooden window to side and access to loft space.

BEDROOM ONE 3.65m x 2.98m plus wardrobes (12'0" x 9'9" plus wardrobes)

Having double glazed wooden window to front, radiator, a range of fitted oak fronted wardrobes, two having mirrored fronted door.

BEDROOM TWO 3.25m x 2.97m plus wardrobes (10'8" x 9'9" plus wardrobes)

Having inset ceiling spotlights, double glazed window to rear, radiator, a range of fitted wardrobes and top boxes.

BEDROOM THREE 2.39m x 2.39m (7'10" x 7'10")

Having wooden double glazed window to side, radiator.

BATHROOM

Re-fitted to a good standard having vanity wash hand basin with cupboard under, WC with concealed cistern, fitted wall cabinet with central mirror and lit pelmet over, panelled bath with recessed shower head, retractable shower screen, radiator.

EXTERNALLY

To the front of the property there is a block paved driveway with parking space for two/three cars, which leads to semi-detached GARAGE (5.17m x 2.73m) having up-and-over door, power and light, access to loft space and personal door to garden. The front garden is attractively laid out and low maintenance with raised borders and Mediterranean path style planting with brick step leading to front door. The rear garden has side pedestrian access from the drive and access from the french doors from the lounge, which leads to attractive slate patio area with low maintenance gravel seating area with raised borders, with path and Mediterranean style planting, trellis with vine, slate path and step leads to the garage and onto a further slate paved seating area with pergola. The rear garden is extensively lit and private being immaculately presented and must be seen to be fully appreciated.

AGENT'S NOTES

All mains services are believed to be connected.

Gas fired radiator central heating.

Council Tax Band 'D' £2,085.78 (payable).

Tenure: Freehold.

The property is link-detached and linked via the adjoining neighbours garage. We understand that this has been partially converted into living accommodation.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

SIGNATURE

I/We confirm that the contents of above sale particulars are correct.

Signed:.....

Signed:.....

Date:.....

