

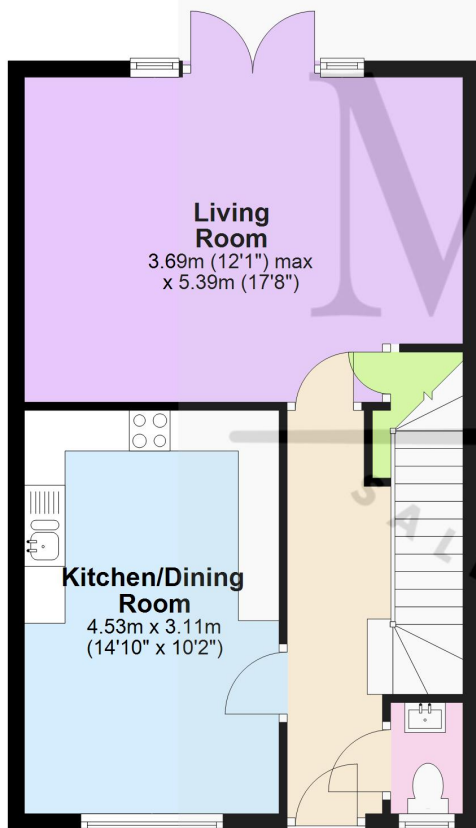
Milburys
SALES LETTING MANAGEMENT



34 Cranesbill Crescent, Charfield, Wotton-under-Edge, South Gloucestershire GL12 8EH £385,000

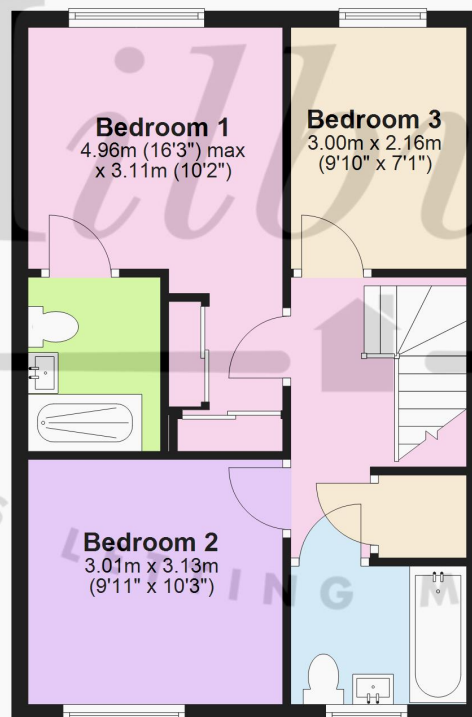
Ground Floor

Approx. 45.4 sq. metres (488.7 sq. feet)



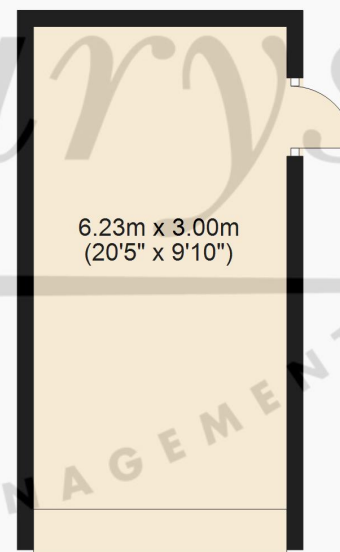
First Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



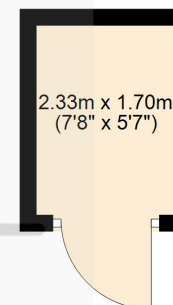
Garage

Approx. 18.7 sq. metres (201.2 sq. feet)



Outdoor Office

Approx. 4.0 sq. metres (42.6 sq. feet)



Total area: approx. 111.9 sq. metres (1204.2 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

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Move-in ready! This lovely three-bedroom semi-detached home offers a thoughtful flow, tailored to natural lighting from the gardens southerly facing aspect. The home was built in 2017 by Crest Nicholson and benefits from the remainder of the NHBC warranty. The home opens into a central hallway with a WC to your immediate right. The kitchen/diner is found on your left, with a fabulous shaker-style finish, ample cabinetry space and perfect dining space below the front-facing window. To the rear, occupying the length of the home, is the light-filled lounge with French doors seamlessly blending indoor and outdoor spaces and is perfect for unwinding while allowing children and pooches to play outside. Upstairs features two double bedrooms and a generous single bedroom. The master is complemented by the exclusive use of an en-suite shower room and a number of cleverly placed fitted wardrobes. The family bathroom offers a sleek design with a shower over the bath, while an additional storage cupboard is found in the landing. For a dedicated workspace with a small commute, an outdoor office is situated at the end of the rear garden- which is mainly laid to lawn. A patio seating area is settled at the front of the garden and provides a great space to entertain loved ones, coupled with a small raised flower bed. The attached garage provides secure parking and extra storage, complete with an electric roller door and facilities to install your own EV charging point. Management fees apply, which cover the maintenance of communal space. The development also features a play park and allotments! Found within the catchment of some great primary schools and the reputable Katharine Lady Berkeley's Secondary School. Simply collect your keys, unpack and carry on with your day.

Situation

The village of Charfield is situated to the north of Thornbury and Chipping Sodbury on the B4058, approximately 2.5 mile from Junction 14 of the M5 at Falfield, connecting from there directly to Bristol in the south and Cheltenham/Gloucester to the north. The local centre of Wotton-under-Edge is approximately 2.5 miles further to the east, passing the road to Katharine Lady Berkeley secondary school on route. Charfield has a primary school, a selection of shops, excellent coffee shop, public houses, and a petrol station.

Property Highlights, Accommodation & Services

- Built in 2017 by Crest Nicholson With Remaining NHBC Warranty
- Desirable Development in Charfield
- Outside Office Space Complete with Power, Internet and Heating
- Single Garage and Driveway Parking
- Spacious and Light Living Room
- Rear Garden Laid to Lawn With a Patio Seating Area to the Front
- Downstairs WC
- Modern En Suite Shower Room and Family Bathroom
- Within Catchment Area to Katharine Lady Berkeley's Secondary School and an Excellent Primary School
- South Gloucestershire Council- Council Tax Band C

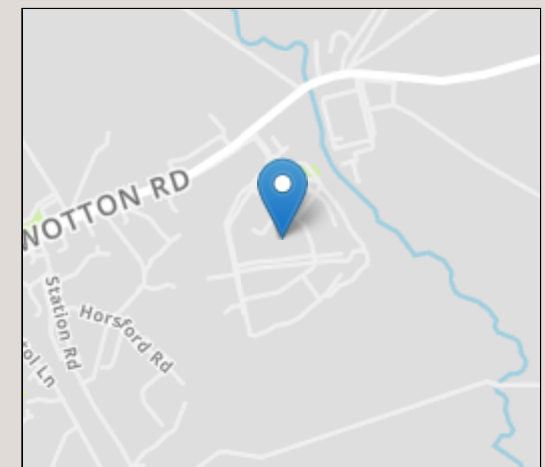
Directions

Cranesbill Crescent is part of the New Crest Nicholson development located in the village of Charfield - Once on the main road which runs the village, turn into Cowslip Way - this leads to Cranesbill Crescent where number 34 is found on your right-hand side.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band C

Tenure - Freehold

Contact & Viewing - Email: mil_wottonsales@milburys.co.uk Tel: 01453 842666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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