

Milburys

SALES LETTING MANAGEMENT

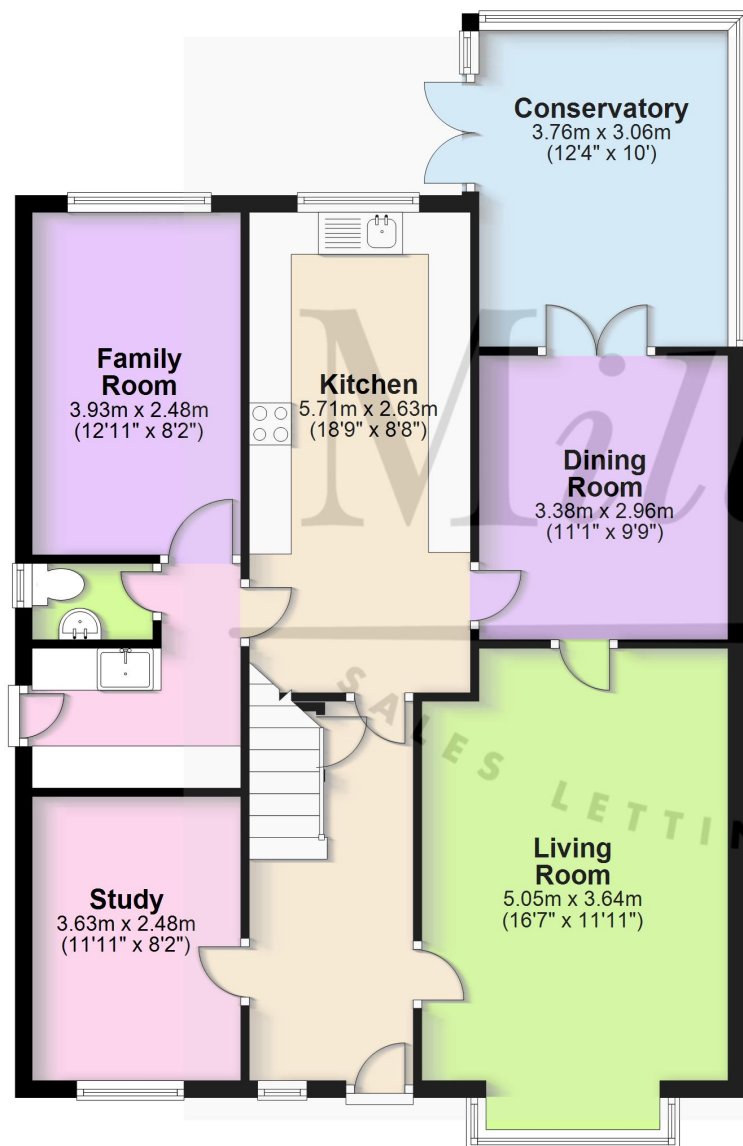


15 Somerset Close, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8RQ

£565,000

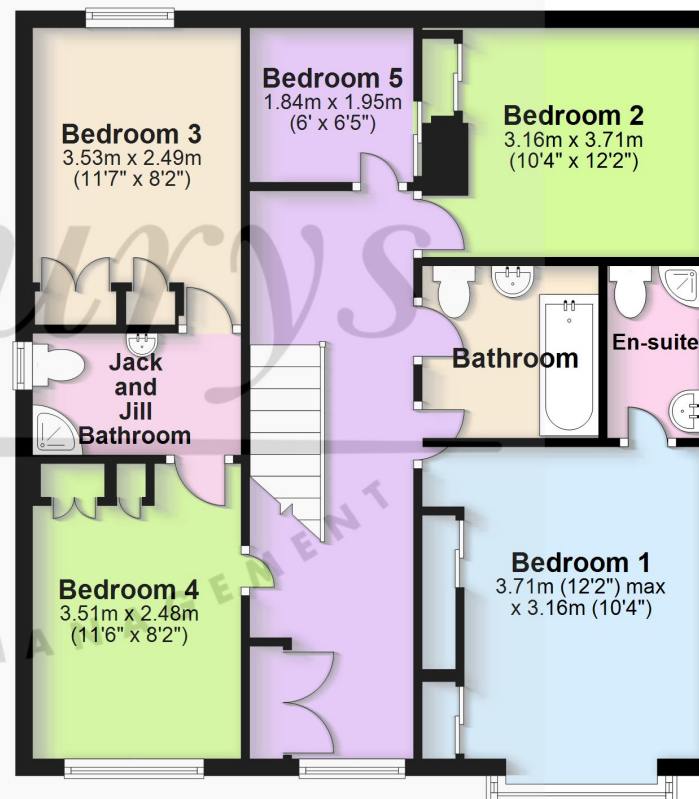
Ground Floor

Approx. 92.6 sq. metres (996.5 sq. feet)



First Floor

Approx. 69.4 sq. metres (746.9 sq. feet)



Total area: approx. 162.0 sq. metres (1743.4 sq. feet)

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

15 Somerset Close, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8RQ

Set at the end of a cul-de-sac in the sought after village of Kingswood, this location is very popular for the nearby primary school, the reputable Katharine Lady Berkeley Secondary School, and being easy access to all the amenities of Kingswood Village - a vibrant and active village with so much to offer. This extended detached property sits in an enviable corner plot, offering generous accommodation throughout- perfect for family living. The ground floor invites you into wide entrance hall, with reception rooms either side. The living room is sizeable, with plenty of natural light flooding through the bay window. Adjoining, is the dining room enhanced with double doors through to the conservatory and access to the rear. On the ground floor there is also a study, and a multipurpose room ideal to use as a games space for children. The kitchen is located to the rear of the property, with aspect over the garden and offers ample of kitchen surface and storage. Completing the downstairs there is a useful utility room along with a cloakroom. Moving upstairs, the accommodation is equally generous with five bedrooms (4 double 1 single) the principle bedroom boasts an ensuite and fitted wardrobes, whilst bedrooms 3 and 4 share a handy 'Jack and Jill' bathroom, again enhanced with fitted wardrobes. Completing the upstairs, is the family bathroom, all accessed of a light airy landing. Outside, the rear garden is low maintenance and level, laid to lawn with patio seating area. Further benefits include double glazing, gas central heating and plenty of driveway parking. We think you will agree, this property has so much to offer. Don't delay, book your viewing with our Wotton Office today.

Situation

The village of Kingswood is located approximately 1.2 miles South West of the market town Wotton under Edge. It allows ideal access to the Cotswolds plus has the benefit of commuting to Bristol via the M5 Junction 14 which is approximately 4.4 miles away. The village has a lovely Conservation High St which leads to the local primary school via the stone (former) Abbey gateway, plus it has the popular Katharine Lady Berkeley's secondary school (<http://www.klbschool.org.uk>). In the centre of the village there is the local store and public house

Property Highlights, Accommodation & Services

- Five Bedroom Detached House Offering Ample Accommodation
- Generous Driveway Parking
- Open, Airy and Spacious Entrance Hallway
- Useful Utility Area With Downstairs Cloakroom
- Perfect Family Home
- Lounge Complete With a Sizable Bay Window Capturing Plenty of Natural Light
- Within Walking Distance to Good Primary Schools and Katherine Lady Berkeley Secondary School
- Close Proximity To Beautiful Countryside And The Cotswold Way
- Gas Central Heating And Double Glazing
- Stroud District Council - Band E

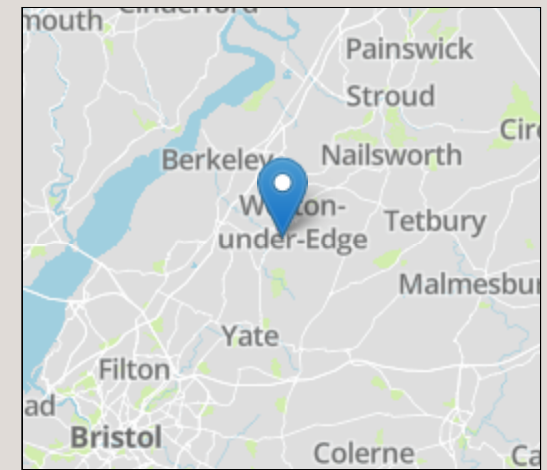
Directions

On entering the village of Kingswood proceed through the village, turning off of the Wickwar Road (B4060), into Somerset Close on your left hand side. Then take the first turning left into first cul-de-sac. Number 15 is tucked away at the end of the cul-de-sac on the left hand side.

Local Authority & Council Tax - Stroud District Council - Tax Band E

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(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	current EPC

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk





Milburys



SALES LETTING MANAGEMENT



www.milburys.co.uk

