

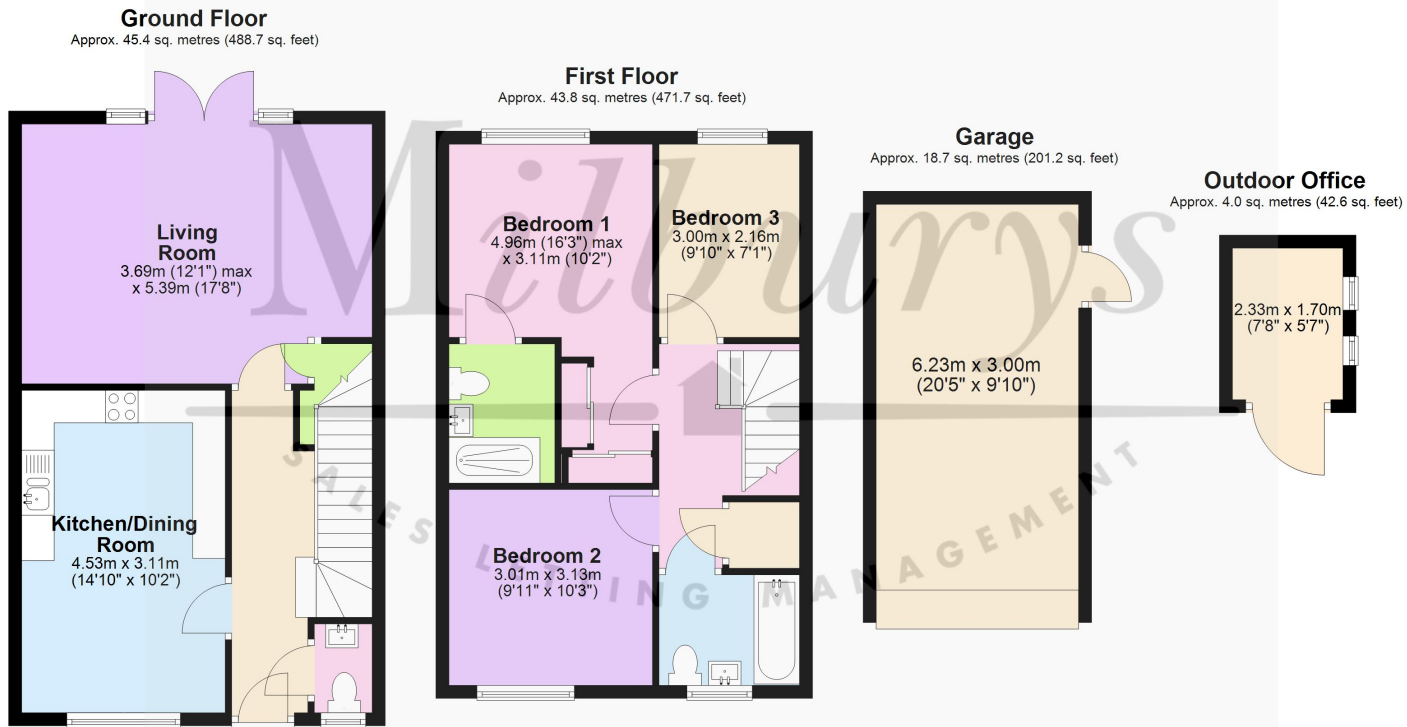
Milburys

SALES LETTING MANAGEMENT



34 Cranesbill Crescent, Charfield, Gloucestershire, GL12 8EH

£380,000



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

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



34 Cranesbill Crescent, Charfield, Gloucestershire GL12 8EH

This charming three bedroom semi-detached home is settled within a desirable development in Charfield. Built in 2017, Cranesbill Crescent is within walking distance to the local amenities, a local primary school and the captivating countryside Charfield has to offer. With a close playing park on the development there is plenty to do with the family! A blend of comfort, convenience and style presents itself throughout the property with the ground floor comprising of a modern designed kitchen/diner, an advantageous downstairs WC and a lovely and light living area with French doors which calls the children to play in the secure rear garden whilst you enjoy a relaxing evening on the sofa! Upstairs has been thoughtfully designed for comfortable living, comprising of the modern family bathroom, one single bedroom and two double bedrooms- the master complimented from the exclusive use of the en-suite shower room! 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 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 an EV charging point. Within the catchment area of Katharine Lady Berkeley's Secondary School this well kept family home looks forward to enjoying plenty more cherished memories with its new owner.

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

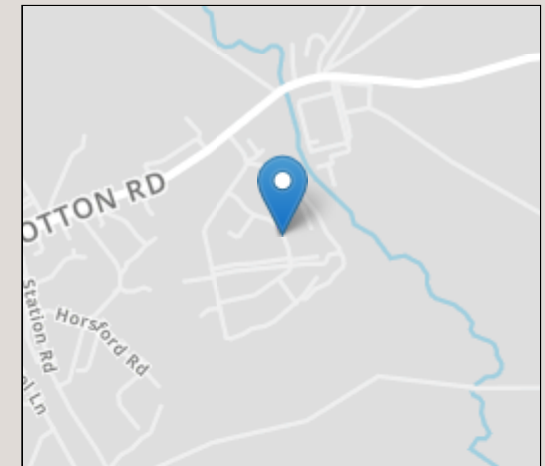
Cranesbill Crescent is part of the New Crest Nicholson development located in the village of Charfield - Once on the main road which runs the village, turn into Cowslip Way - this leads to Cranesbill Crescent where number 34 is found on your right-hand side.

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

Tenure - Freehold

Additional Information - Management Charge

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92+)	A		
(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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