

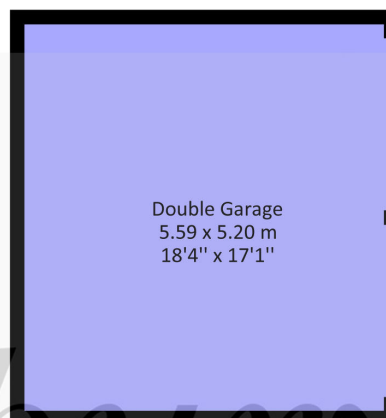
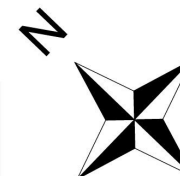
Milburys
SALES LETTING MANAGEMENT



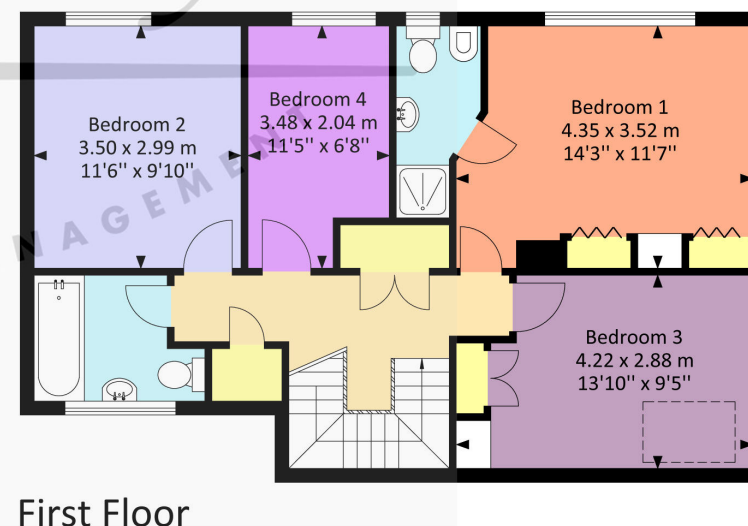
13 Laxton Drive, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8SQ

£495,000

13 Laxton Drive, Kingswood, Wotton-Under-Edge, GL128SQ
 Internal Area (Approx)
 166.07 Sq.M / 1787.56 Sq.Ft
 For identification only. Not to scale.
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 SALES LETTING MANAGEMENT



13 Laxton Drive, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8SQ

Tucked away at the far end of a sought after cul-de-sac in Kingswood Village, we are delighted to offer for sale this rarely available detached family home sitting in a very enviable plot. It is a short walk from the amenities of the village centre, and within catchment to a very good primary school and the reputable KLB Secondary School. Having been well maintained and cared for, there is a feeling of light and space both inside and out with gardens that wrap around the entire property. A welcoming and very generous entrance hall gives access to all the ground floor rooms including the living room with feature fireplace and double doors to the conservatory. From here, there is access out onto the garden patio area. The kitchen is open plan to the dining area, all with an aspect across the garden along with double doors to the outside. An adjoining utility room, plus a separate cloakroom along with under stairs storage, completes the ground floor. Moving on upstairs you will find four generous bedrooms (three double and one single) ideal for family living and visiting guests. The principal bedroom boasts fitted wardrobes and an ensuite, whilst the single bedroom has ample space for a single bed and storage. The separate family bathroom completes the upstairs, all accessed off an airy landing along with ample storage cupboards too. Outside the gardens are a delight, full of interest and colour, laid mainly to lawn with flower and shrub borders, fruit trees, plus an enclosed greenhouse area at one end, and on the opposite side of the garden, there is a lovely sheltered patio area, perfect for summer BBQs! There is plenty of space for children to let off steam and gardening enthusiasts to enjoy! To the front, the property is blessed with a spacious double garage along with a very useful boot room. Further benefits include, gas central heating, double-glazing and ample of driveway parking. This is a wonderful property offered with no onward chain- waiting for the next family to make their home. We expect an immediate response, so call now to avoid disappointment and book your viewing!

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 very 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

- Detached Four Bedroom Family Home (3 Double, 1 Single) Principal Bedroom With Ensuite And Fitted Wardrobes
- Sought After Cul-de-Sac Location- Close To Village Centre, Excellent Primary School, KLB Secondary School And Countryside Walks Right From The Threshold
- No Onward Chain
- Welcoming Entrance Hall, Spacious, With Cloakroom And Under Stairs Storage
- Living Room- Beautifully Light With Feature Fireplace And Double Doors To Conservatory With Access To The Garden
- Open Plan Kitchen/Dining Room With Double Doors To The Garden And Adjoining Utility Room
- Family Bathroom
- Double Garage, Driveway Parking And Boot Room
- Wrap Around Gardens, With Separate Enclosed Greenhouse Area Plus Patio Seating Area
- Stroud District Council- Band F

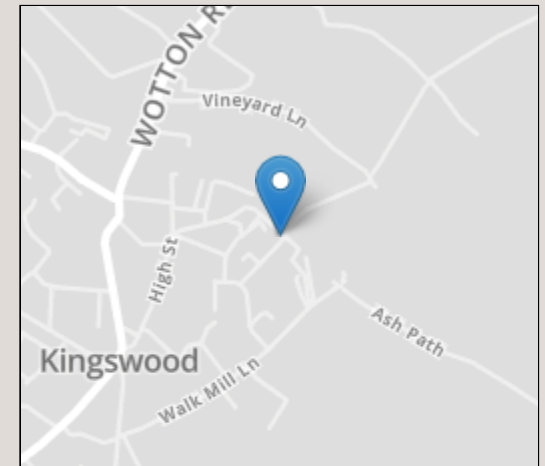
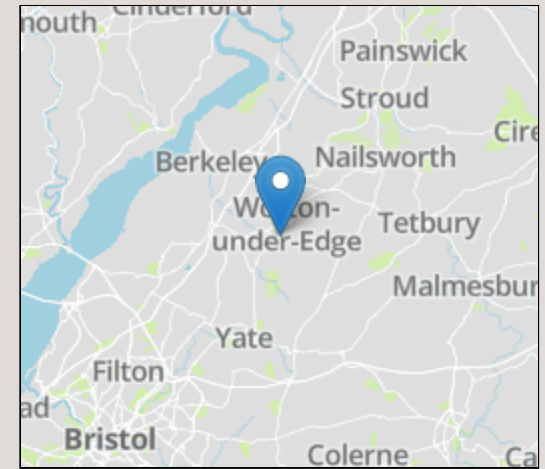
Directions

Coming from the village of Kingswood turn left by the Village Inn pub and then turn left onto Walk Mill Lane. Take the second turning left into Bramley Close, and then a short way along turn right into Laxton Drive. Number 13 is located at the end of the cul-de-sac on the left hand side.

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

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		76
(55-68)	D	56	
(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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