



72 Chamberlayne Crescent, Berkeley, Gloucestershire, GL13 9FL
Guide Price £420,000

PETER JOY
Sales & Lettings



72 Chamberlayne Crescent, Berkeley, Gloucestershire, GL13 9FL

Nestled in a secluded spot is this five-bedroom detached home. Built by Persimmon Homes, this well-presented modern residence offers spacious accommodation across two floors. Additional benefits include parking, garaging and a good-sized garden.

ENTRANCE, HALLWAY, KITCHEN/DINING, SITTING ROOM, CLOAKROOM, FIVE BEDROOMS, MAIN BEDROOM WITH EN-SUITE, FAMILY BATHROOM, GARDEN, PARKING, GARAGE, QUIET LOCATION OVER LOOKING GREEN SPACE



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Description

Nestled in a secluded spot is this five-bedroom detached home built by Persimmon Homes. The well-presented modern accommodation is situated over two floors. Upon entering the spacious hallway, you are greeted by stairs leading to the first floor and access to the ground floor rooms. The modern kitchen/dining room is a fantastic social space and features two sets of French doors that open to the rear garden. It is equipped with a range of wall and base units with wood effect laminate worktops. The sitting room, measuring 17'7" x 10'6", offers front aspect views over the green space. Additionally, a cloakroom is conveniently located on the ground floor. The first floor comprises five generously sized bedrooms, including the main bedroom with its own en-suite bathroom. A family bathroom and an airing cupboard are also situated on this level.

Outside

A generously sized rear garden features a lower patio area, with steps leading up to a raised section covered in artificial grass, followed by an additional elevated area laid to lawn. The garden includes a raised pond and a side section also laid with artificial grass. The side garden provides access to the front of the property, where you will find parking for two cars, a low-maintenance gravelled area and access to the garage.



Location

The property is situated in a newly built development, featuring an open green space at the front and positioned at the end of a cul-de-sac, ensuring privacy and no through traffic. Berkeley is a charming small town in Gloucestershire, situated between the River Severn and the M5 motorway within the Stroud district. The town is renowned for the magnificent Berkeley Castle. Berkeley is conveniently located midway between Bristol and Gloucester, with easy access to the amenities in Thornbury. Despite its rural feel, Berkeley offers excellent commuting options to the M4 and M5 motorways, making Bristol, Gloucester, Cheltenham, and Bath easily accessible. Additionally, the nearby Cam train station provides good transport links for longer-distance commuters.

Directions

Enter GL13 9FL into your Sat Nav. After turning onto the Berkeley Bypass, you will see the Persimmon House estate. Turn onto Edwards Way and drive a short distance until you see Chamberlayne Crescent sign on your left. Follow the lane all the way around, and the property will be on your right, the third house in from the end of the road.

Services

The property is freehold. Mains electricity, gas, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard & ultrafast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Agents note

There is an estate management charge of approximately £250 per year.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



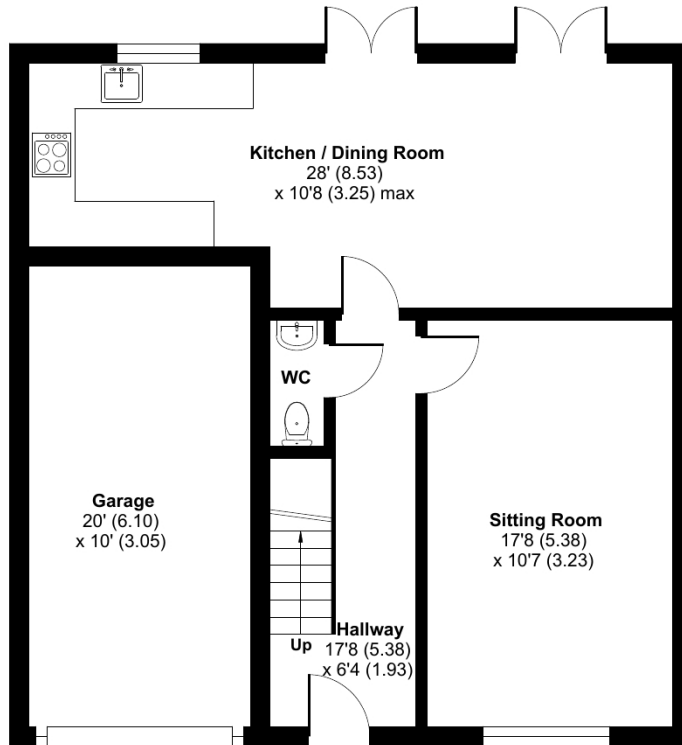
Chamberlayne Crescent, Berkeley, GL13

Approximate Area = 1396 sq ft / 129.6 sq m

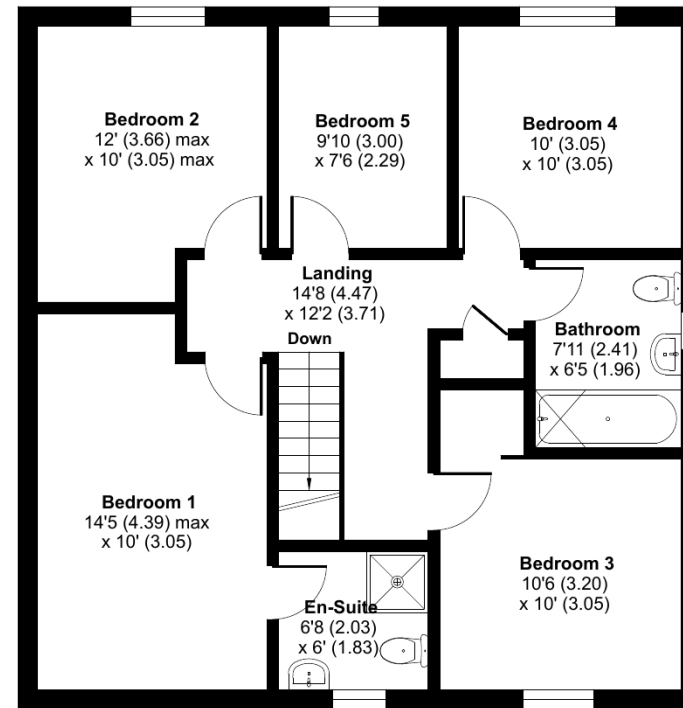
Garage = 193 sq ft / 18 sq m

Total = 1589 sq ft / 147.6 sq m

For identification only - Not to scale



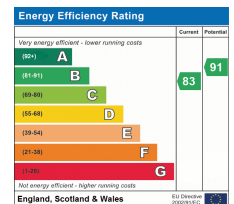
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1148278



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.