

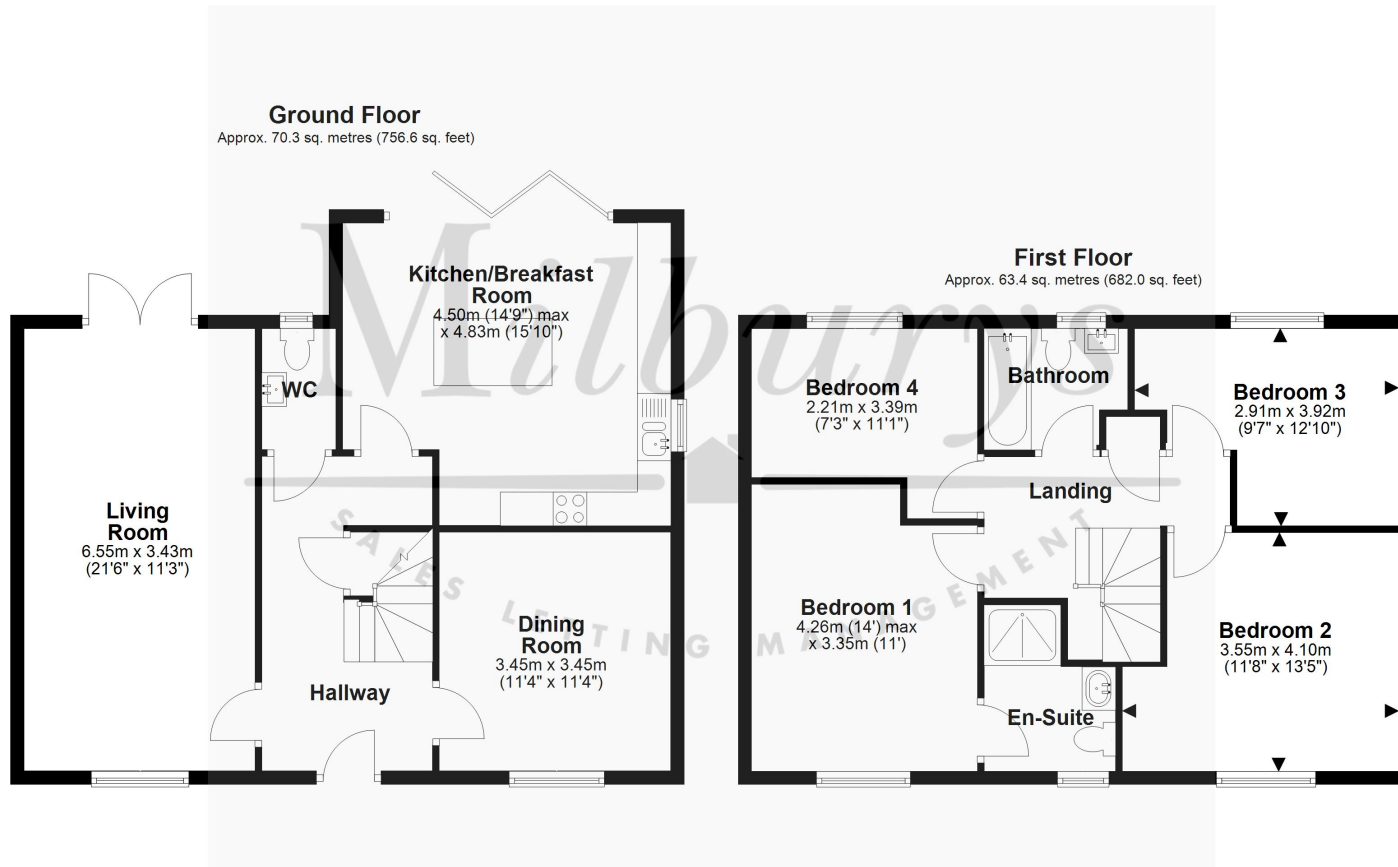
Milburys

SALES LETTING MANAGEMENT



44 Cromwell Close, Newtown, Berkeley, Gloucestershire, GL13 9GA

£380,000



Total area: approx. 133.7 sq. metres (1438.6 sq. feet)

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



# 44 Cromwell Close, Newtown, Berkeley, Gloucestershire GL13 9GA

Are you in search of a spacious family home that's ready for immediate an move-in? Your search ends here! Presenting an impeccable four-bedroom detached house, complete with everything you need. The ground floor greets you with a welcoming hallway - to the right, a dining room/snug and to the left, a generous dual-aspect living room with French doors to the garden. Continuing through the hall, there's a cloakroom and understairs storage. The contemporary fitted kitchen/family room, with island, has bi-fold doors opening onto the rear terrace and well-maintained rear garden. The first floor boasts four generous bedrooms, the principal bedroom featuring an en-suite shower room, alongside a smart family bathroom. The landscaped rear garden offers various seating areas to enjoy the sunshine (weather permitting) at different times of the day. Additional perks include a tandem driveway, a single garage with electricity, double-glazing, and gas central heating. Offered with no onward chain - contact us to book your viewing!

## Situation

The Village of Newtown sits a short distance inland from the River Severn, ideal for walkers, and offers a post office/general store and a primary school. Berkeley, approximately 2 miles away is situated to the west of the M5 and the A38, to the north of Bristol and to the south of Gloucester and Cheltenham. Berkeley Castle has been home to the Berkeley family for some 900 years, a popular and very interesting historical attraction. The town was also the home of Edward Jenner, pioneer of the smallpox vaccine. The Jenner Museum is a short walk from the High Street, past the brick cottage that Jenner gave to James Phipps, who as a boy was the first person to receive inoculation. A thriving small rural town, Berkeley has a variety of shops, building society, hotel, public houses and a primary school.

## Property Highlights, Accommodation & Services

- Immaculate Condition Throughout
- Welcoming Hallway, Cloakroom And Handy Storage
- Dual Aspect Formal Lounge
- Study/ Snug
- Newly Upgraded Fitted Family Kitchen With Bi-Fold Doors Leading Onto Garden
- Four Generous Bedrooms - Principal Bedroom With Fitted Wardrobes And En- Suite
- Modern Family Bathroom
- Enclosed Rear Garden, Landscaped with Multiple Seating Areas To Catch Sun Throughout the Day
- Tandem Driveway With Detached Single Garage
- Double Glazing & Gas Central Heating

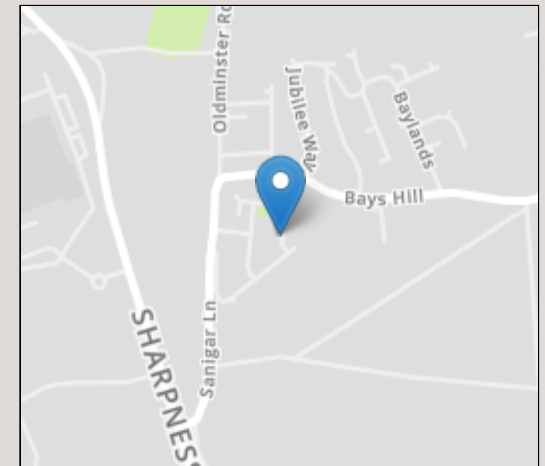
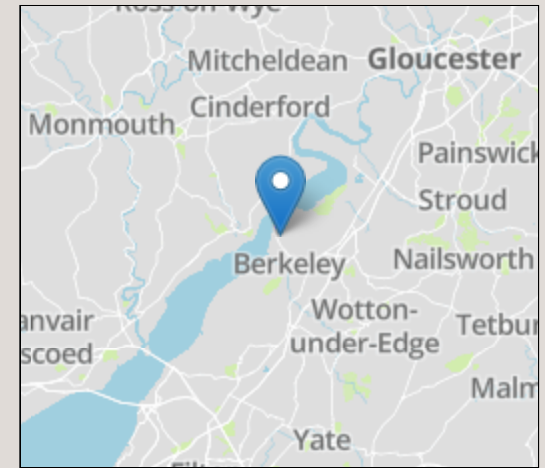
## Directions

From the A38 turn to Berkeley, at the roundabout turn right onto the B4066 to Sharpness. Straight over the next roundabout and right signposted to Newtown. Turn right into Cromwell Close, then as you turn into the estate turn directly left, follow the road around and number 44 can be found on your right.

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

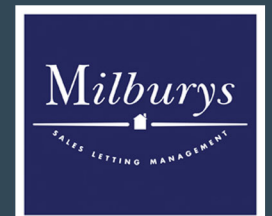
**Tenure** - Freehold

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto:thornbury@milburys.co.uk) Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	81	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	

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