

Milburys

SALES LETTING MANAGEMENT



3 Cranesbill Crescent, Charfield, Gloucestershire, GL12 8EH

£465,000



Total area: approx. 148.4 sq. metres (1597.7 sq. feet)

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



# 3 Cranesbill Crescent, Charfield, Gloucestershire GL12 8EH

A stunning example of a perfect family home! Built in 2017 by Crest Nicholson this immaculately presented and wonderful kept, this four bedroom semi-detached house offers exceptional accommodation for families. Stepping foot into this amazing property, the central hallway connects to an airy living room, bathed in natural light from the large window- great space to enjoy time with loved ones! Occupying the rear the spacious modern kitchen/diner, with integrated appliances (included in the sale) and rear access through UPVC French doors to the garden – perfect for cooking when the Sun is shining! Additionally, the ground floor features a convenient downstairs WC and considerable understairs storage. Upstairs boasts three double bedrooms, one single and the main family bathroom consisting of a white suite. The showstopper is the master bedroom, spanning over 6 metres in length, with a wonderful dual aspect to invite plenty of lighting into the space and complete with its own en-suite shower room and fitted wardrobes! The garden is mainly laid to lawn with a patio to the front, perfect for entertaining, whilst a raised decking area to the rear creates a great seating area to bask in the summer sun. Parking will hardly be an issue with a large single garage and driveway parking. A short stroll from local allotments in the estate, a park and easy access to the amenities within the village of Charfield, this property is not short from exceptional. Viewing is highly advised!

## 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, a post office, public houses, and a petrol station.

## Property Highlights, Accommodation & Services

- 10 Year NHBC Warranty (From 2017)
- Breathtaking Master Bedroom With Built in Storage and En-suite Shower Room
- Single Garage & Driveway Parking
- Semi-Rural Location Close To Well-Regarded Local School And Amenities
- Modern Contemporary Kitchen Diner
- Light and Airy Living Space
- Downstair WC and Understairs Storage
- Double Glazing and Gas Central Heating
- Katherine Lady Berkeley School Catchment Area
- South Gloucestershire Council - Council Tax Band D

## Directions

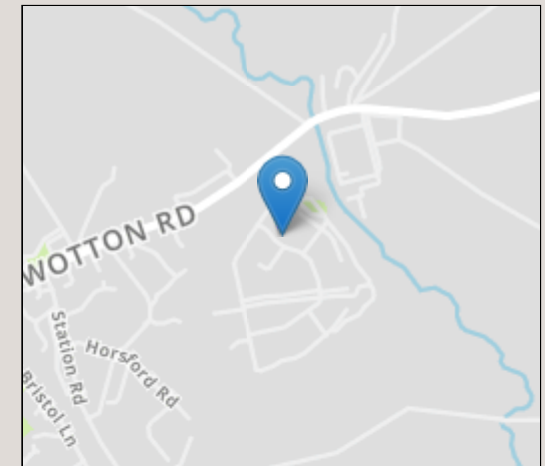
Cranesbill Crescent is part of the New Crest Nicholson development located in the village of Charfield - Once on the main road which runs the village, turn into Cowslip Way - this leads to Cranesbill Crescent where the property is found on your right-hand side.

**Local Authority & Council Tax** - South Gloucestershire Council - Tax Band D

**Tenure** - Freehold

**Additional Information** - Management Charges Apply.

**Contact & Viewing** - Email: [wotton@milburys.co.uk](mailto:wotton@milburys.co.uk) Tel: 01453 842666



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 94        |
| (81-91)                                     | B | 84                      |           |
| (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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