

Milburys

SALES LETTING MANAGEMENT

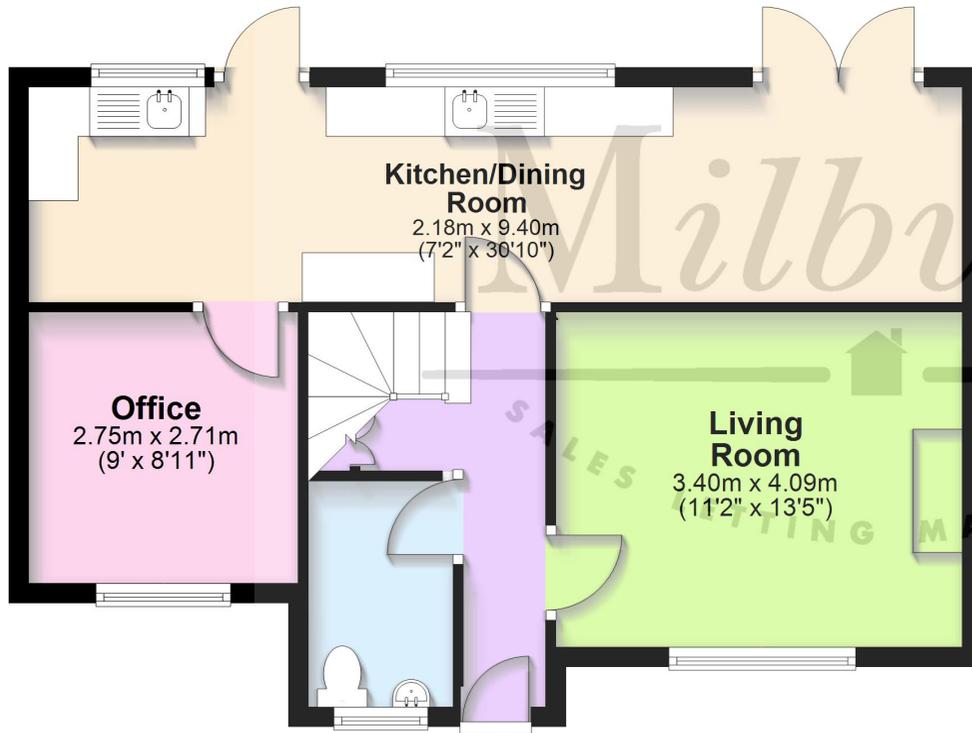


44 Walk Mill Lane, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8SA

£420,000

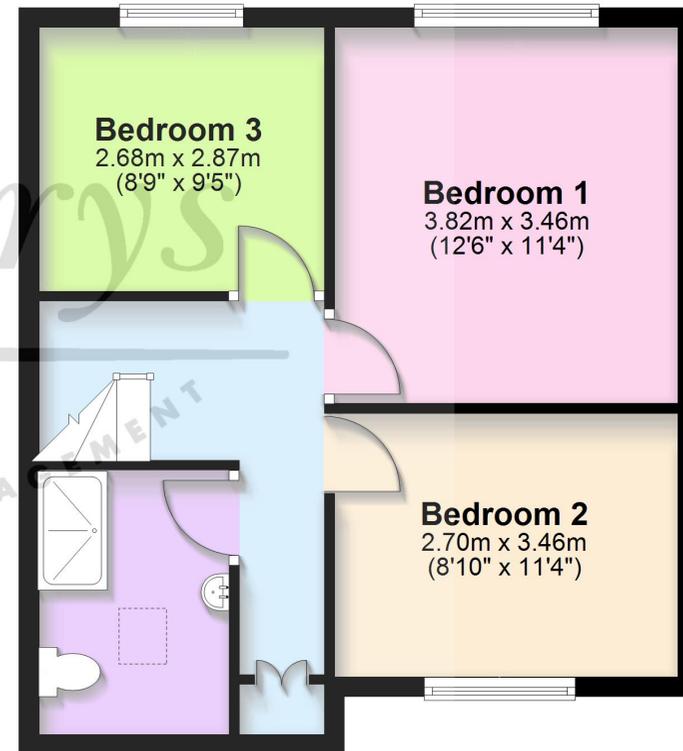
Ground Floor

Approx. 53.0 sq. metres (570.8 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



Total area: approx. 97.2 sq. metres (1046.4 sq. feet)

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

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A fantastic opportunity to purchase this well-presented three-bedroom link-detached home, ideally situated in the heart of Kingswood. Offering an abundance of space and versatility, this property is perfectly suited to modern family living. Upon entering the welcoming hallway, you are immediately struck by the light and airy feel of the home. To the left is a beautifully presented downstairs cloakroom, while to the right sits a tastefully decorated lounge featuring a charming working fireplace, creating a warm and inviting space to relax. Continuing through the hallway leads to an exceptional kitchen/diner, thoughtfully designed to provide both a practical and sociable hub of the home. This space benefits from an electric fireplace and French doors that open directly onto the rear garden, allowing natural light to flood the room and providing seamless indoor-outdoor living. Adjoining the kitchen is a practical utility area, complete with a separate sink and convenient external access to the garden. Further enhancing the ground floor is an additional reception room, currently utilised as a home office, offering great flexibility to serve as a fourth bedroom, playroom, or snug depending on your needs. Upstairs, the property offers three well-proportioned bedrooms, comprising three doubles. The family bathroom is also located on this floor and features a walk-in shower and a Velux window. Externally, the property continues to impress. The rear garden is a generous size, featuring two patio seating areas, one of which is covered by a veranda, creating a seamless transition between indoor and outdoor living. To the front, the property benefits from driveway parking for several vehicles. This is certainly an ideal family home, only moments from local amenities and Katharine Lady Berkeley's Secondary School.

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 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

- Three Bedrooms Plus An Additional Study
- Open Plan Kitchen/Diner & Separate Lounge
- Downstairs Cloakroom And Utility Area
- Family Bathroom With Walk In Shower
- Tastefully Presented Throughout
- Plenty of Built In Storage Throughout
- Driveway Parking For Three Vehicles
- Generous Sized Garden Featuring A Veranda And Patio Seating Area
- Within Catchment Area and Walking Distance to Kingswood Primary School and Katharine Lady Berkeley's Secondary School
- Stroud District Council - Band D

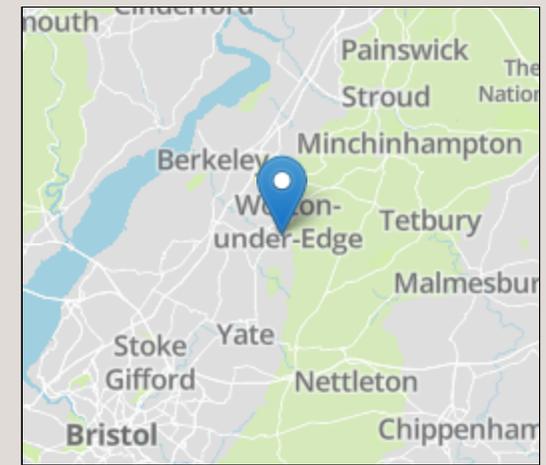
Directions

Entering the village of Kingswood from the direction of Wotton-under-Edge, follow Wotton Road until you reach the Village Inn and turn left. Follow Hillesley Road and then turn into Walk Mill Lane and the property will be on your left just after the turning to Bramley Close.

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

Tenure - Freehold

Contact & Viewing - Email: mil_wottonsales@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		
(55-68)	D	70	76
(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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