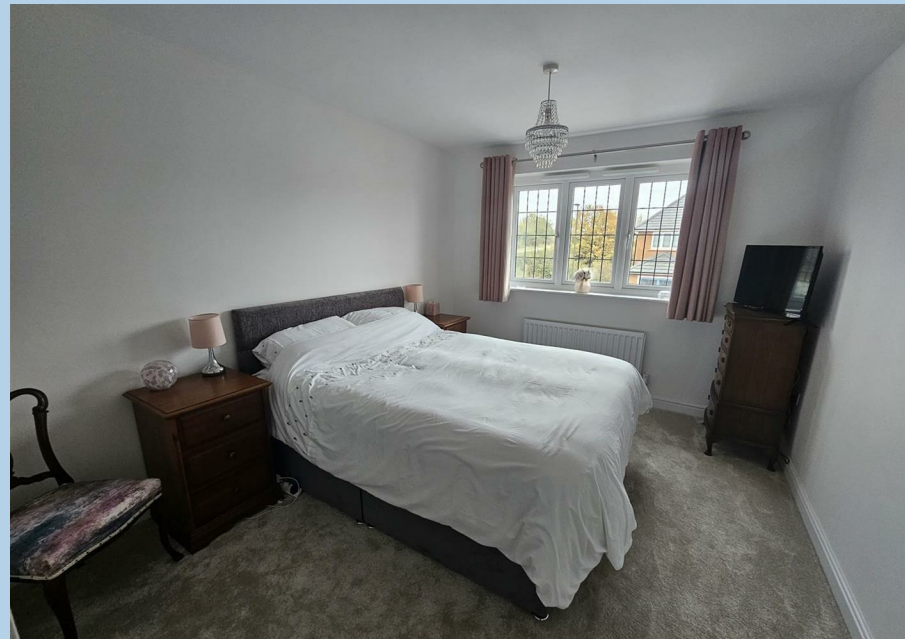


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2 Kingscote Drive, Berkeley,
GL13 9FQ

Asking Price
£475,000



NEARLY NEW DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE. ATTRACTIVE BAY FRONTED DESIGN. ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING/FAMILY ROOM, UTILITY, CLOAKROOM/WC, FOUR GOOD SIZED BEDROOMS, MASTER HAVING EN-SUITE SHOWER ROOM, FAMILY BATHROOM/THIRD WC, ATTRACTIVE PART WALLED GARDEN, PARKING, BALANCE OF 10 YEAR WARRANTY, MUST BE SEEN. ENERGY RATING: B

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2 Kingscote Drive, Berkeley, GL13 9FQ

SITUATION

This nearly new detached house is situated in the sought after Kingscote Drive on the Redrow development, which is in the course of construction on the edge of the popular historic town. The town is famous for its Castle and Jenner Museum and has a most attractive high street with a range of retailers along with popular Primary School. The town is situated in the Severn Vale, which provides a range of country walks including the near by Deer Park. The larger towns of Dursley, Thornbury and Wotton-under-Edge have secondary schooling and a wider range of recreational facilities. Driving to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. The nearby village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

DIRECTIONS

Berkeley is located between Junctions 13 and 14 of the M5 motorway and if travelling in a southerly direction along the A38 passing The Prince of Wales Hotel on the left hand side, proceed for approximately one mile passing Berkeley Heath Motors Garage on the right hand side and take the first turning immediately on the right onto the B4066 and proceed for approximately one mile. At the roundabout take the second exit and continue to the next roundabout and proceed straight across and Kingscote Drive will be found at the first turning on the left and the property can be found immediately on the right.

DESCRIPTION

This attractive detached house was constructed by Redrow in this very popular development on the edge of town approximately 18 months ago and is finished to a high standard with attractive bay fronted ground and first floor elevation and having high ceilings. The property is accessed via entrance hall leading to bay fronted living room, to the rear of the property is a good sized kitchen/dining/family room which has glazed French doors with views and access to the garden. This in turn leads to utility room and cloakroom. On the first floor there are four good sized bedrooms, both master and second bedroom having a range of built in wardrobes. Bedroom one has a good sized en-suite shower room, there are two further bedrooms along with family bathroom/third WC. The property has gas fired central heating and sealed unit double glazing and sits in a corner plot with driveway and parking for two cars leading to integral garage. The rear garden is terraced and laid to lawn with raised patio area and part walled garden and must be seen to be fully appreciated.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

CANOPY PORCH

Leading to:

ENTRANCE HALL

Having period style double glazed front door, radiator, stairs to first floor, intruder alarm control and laminate flooring.

LIVING ROOM 4.75m into bay x 3.25m (15'7" into bay x 10'7")

Having double radiator and double glazed bay window to front with leaded lights.

KITCHEN/DINING/FAMILY ROOM 6.58m x 3.87m narrowing to 3.06m (21'7" x 12'8" narrowing to 10'0")

Having an attractive range of wall, tall and base units with laminated work surfaces over incorporating inset induction hob with hood over, one and quarter bowl single drainer sink unit, built in double oven, tall built in fridge/freezer, integrated dishwasher, inset ceiling spotlights. Double glazed French doors to rear with double glazed side screen, laminate flooring, understairs storage cupboard and personal door to garage.

UTILITY ROOM 2.02m x 1.76m (6'7" x 5'9")

Having plumbing for washing machine, base unit with laminate work surface over, inset sink unit, radiator, double glazed door to rear and door leading to:

CLOAKROOM

Having wash hand basin, WC and double glazed window.

ON THE FIRST FLOOR

LANDING

Having access to loft space, radiator, linen cupboard and separate airing cupboard with pressurised tank.

BEDROOM ONE 4.41m x 3.29m (14'5" x 10'9")

Having double glazed bay window to front and a range of fitted wardrobes.

EN-SUITE SHOWER ROOM

Having shower cubicle with mixer shower, WC, wash hand basin, stainless steel ladder towel rail and double glazed window.

BEDROOM TWO 3.71m plus wardrobes x 3.05m (12'2" plus wardrobes x 10'0")

Having double glazed window and attractive range of fitted wardrobes.

BEDROOM THREE 3.64m narrowing to 2.32m x 3.29m (11'11" narrowing to 7'7" x 10'9")

Having double glazed window to rear and radiator.

BEDROOM FOUR 2.94m x 2.82m narrowing to 2.4m (9'7" x 9'3" narrowing to 7'10")

Having double glazed window to rear and radiator.

BATHROOM

Having low level suite comprising panelled bath with mixer shower over and glazed shower screen, WC, wash hand basin, stainless steel ladder towel rail, double glazed window and inset ceiling spotlights.

EXTERNALLY

To the front of the property the garden is laid to lawn with low hedging and tarmacadam driveway with parking for two cars leading to integral GARAGE (5.91m x 3.02m) having period style up and over door, personal door to house and wall mounted boiler providing radiator central heating and domestic hot water. Pedestrian access at the side of the property leads to the rear garden, which is terraced with upper terrace having gravelled seating area, paved patio area and lawn with attractive railings and steps leading to second tier with lawn, patio and railings with steps leading to further lawn area and enclosed to the side by walling and rear by fencing.

AGENTS NOTES

Tenure: Freehold.

All mains services are connected.

Gas fired radiator central heating.

Ground Rent: There will be a fee levied on completion of the site, which we understand will be approximately £280 per annum for maintenance of communal areas.

Council Tax Band: 'E'

The property has the balance of the 10 year builders warranty.

Broadband: Fibre to the Premises.

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

