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19 Reeves Drive, Berkeley,  
GL13 9FJ

Price Guide  
£450,000



SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME, IN THE SOUGHT AFTER END OF CUL-DE-SAC LOCATION FRONTING GREEN SPACE, ON THE CUSP OF BERKELEY AND WITHIN EASY REACH OF BERKELEY TOWN CENTRE, OPEN PLAN FAMILY KITCHEN/DINER, SPACIOUS LOUNGE, GARAGE CONVERSION WITH UTILITY/GYM AND DOWNSTAIRS CLOAKROOM, FIVE FIRST FLOOR BEDROOMS, ENSUITE AND FAMILY BATHROOM, ENCLOSED AND LANDSCAPED REAR GARDEN, PARKING AND DRIVEWAY. ENERGY RATING B.

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# 19 Reeves Drive, Berkeley, GL13 9FJ

## SITUATION

This substantial five bedroom detached family home is situated in the sought after area of Canonbury Rise, at the end of a cul-de-sac, fronting greenery and within walking distance of the town centre of Berkeley. The historic town is famous for its Castle and Jenner Museum, and has a most attractive High Street with a range of local retailers along with primary school. The town is situated in the Berkeley Vale which provides a range of country walks including the nearby Deer Park. The larger towns of Dursley, Thornbury and Wotton-under-Edge have secondary schooling along with a wider range of recreational facilities. Driving to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network. The nearby village of Cam has '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. 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 and passing the Berkeley Heath Motors garage and petrol station on your right hand side take the first turning on the right onto the B4066, proceed for approximately three miles, at the next roundabout turn right onto the bypass, continue a further five hundred metres then taking the first left into Edward Way. Proceed 240m taking the third turning on the right on Reeves Drive. Proceed to the end of the cul-de-sac, turn left and the property will be located on the right hand side.

## DESCRIPTION

This five bedroom detached home was constructed in 2022 by Persimmon and has the outstanding balance of its 10 year NHBC warranty. The current owners have carried out a garage conversion, creating a separate utility and gym/office area. There is an open plan kitchen/diner at the rear, which offers a stunning bright family room with two French doors and window to rear. The rear garden has been landscaped with shed/workshop added and covered seating area. Internally, the property briefly comprises; canopy porch, entrance hallway, living room, utility/office, cloakroom, kitchen/diner. On the first floor there are five bedrooms, master having en-suite shower room and family bathroom. To the front of the property there is a driveway which in turn leads to a pleasant green space with open aspect views.

## 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

## ENTRANCE HALLWAY

Double glazed front door, radiator, stairs to first floor.

## LIVING ROOM 4.63m x 3.06m (15'2" x 10'0")

Double glazed window to front, radiator.

## UTILITY/OFFICE 6.08m (max) x 3.03m (19'11" (max) x 9'11")

Double glazed window to front, utility area with base units and roll top laminated work surfaces over, integrated washing machine and dishwasher, space for tumble dryer.

## CLOAKROOM

Low level wc, wash hand basin with pedestal, radiator.

## KITCHEN/DINING ROOM 8.44m x 3.00m narrowing to 2.53m (27'8" x 9'10" narrowing to 8'3")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, peninsula with composite sink and drainer, electric oven and hob with hood over, space for tall standing fridge freezer, two double glazed French doors to rear and double glazed window to rear, cupboard with gas boiler.

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE 4.28m narrowing to 3.93m x 3.52m (14'0" narrowing to 12'10" x 11'6")

Double glazed window to front, radiator, built in wardrobe, door to:

## EN-SUITE SHOWER

Shower cubicle with mixer, wash hand basin with pedestal, low level wc, double glazed window to front, radiator.

## BEDROOM TWO 3.98m narrowing to 3.42m x 3.06m (13'0" narrowing to 11'2" x 10'0")

Double glazed window to front, radiator, built in wardrobe.

## BEDROOM THREE 3.38m x 3.13m (11'1" x 10'3")

Double glazed window to rear, radiator.

## BEDROOM FOUR 3.69m x 2.98m narrowing to 2.12m (12'1" x 9'9" narrowing to 6'11")

Double glazed window to rear, radiator.

## BEDROOM FIVE 2.35m x 2.16m (7'8" x 7'1")

Double glazed window to rear, radiator.

## FAMILY BATHROOM

Bath, low level wc, wash hand basin with pedestal, double glazed window to side, radiator.

## EXTERNALLY

To the rear of the property the landscaped garden has large flagstone patio with flower beds, power point, tap, steps down to artificial lawn with workshop/shed and covered seating area. The garden is fully enclosed by wood panel fencing and has side access leading to front which has brick paved driveway.

## AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected.

Council Tax Band: E.

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://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.

