



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	86		

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17 Leaze Close, Berkeley,  
GL13 9DA

Price Guide  
£415,000



\*\*\* OPEN HOUSE BY APPOINTMENT ONLY 28/03/2026 10:30AM-12:30 \*\*\* BEAUTIFULLY EXTENDED THREE-BEDROOM HOME SITUATED IN A SOUGHT-AFTER CUL-DE-SAC CLOSE TO BERKELEY TOWN CENTRE. FEATURING A STUNNING OPEN-PLAN KITCHEN/DINER WITH BI-FOLD DOORS, ROOF LANTERNS AND UNDERFLOOR HEATING, OPENING ONTO A GENEROUS GARDEN WITH OPEN VIEWS. THE PROPERTY ALSO OFFERS A SPACIOUS BAY-FRONTED LOUNGE, UTILITY ROOM AND DOWNSTAIRS CLOAKROOM. WELL PRESENTED THROUGHOUT WITH DRIVEWAY PARKING AND INTEGRAL GARAGE. EPC: C

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



# 17 Leaze Close, Berkeley, GL13 9DA

## SITUATION

This property is situated in the very popular cul-de-sac of Leaze Close, within a short distance of Berkeley town centre, which is well known for its Jenner Museum and Castle. The town has a number of local retailers along with primary schooling. There are also a number of country walks including the Deer Park and adjoining Berkeley Vale countryside. The larger centres of Dursley, Wotton-under-Edge and Thornbury have secondary schooling along with a wider range of shopping and recreational facilities. Travelling to the larger centres of Bristol, Gloucester and Cheltenham is made 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 approached from the A38 on the west side of the M5 motorway between Gloucester and Bristol. From the A38 proceed towards the town centre on the B4066 and continue straight across at the roundabout passing Berkeley Castle on the left hand side. Continue for approximately 300m and the road bears round to the left into Salter Street. Proceed just over 200 metres and the turning for Leaze Close is on the right hand side, follow the road as it bears left and the property will be located on right hand side.

## DESCRIPTION

This property has been under the same ownership for over six years and has been extensively refurbished and enhanced by the current owners. The home has been thoughtfully extended to the rear, creating a stunning open-plan kitchen and dining area with underfloor heating featuring bi-fold doors that open out to attractive views of the garden. An additional infill extension behind the garage has created a utility room with underfloor heating and downstairs cloakroom. To the first floor there are three well-proportioned bedrooms and a family bathroom. The property also benefits from a spacious lounge with a bay window, allowing plenty of natural light. Beautifully presented throughout, the home offers a bright and airy feel with a modern, contemporary finish completed to a high standard.

## 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).

## ON THE GROUND FLOOR

### ENTRANCE PORCH

Double glazed door with side light.

### ENTRANCE HALL

Radiator, stairs to first floor, understairs cupboard, thermostat, inset spot lights, glazed door.

### LOUNGE 3.99m x 3.42m (13'1" x 11'2")

Double glazed window, radiator.

### KITCHEN/DINER 7.03m x 5.31 (widening to 6.56m) (23'0" x 17'5" (widening to 21'6"))

Fitted with a range of wall and base units, sink unit with mixer tap, double range cooker, extractor, integrated fridge freezer, tiled splashbacks, island with breakfast bar and base units, integrated dishwasher, vertical radiator, double glazed bi-fold doors, two roof lanterns, underfloor heating, thermostat.

### UTILITY ROOM 3.65m x 2.96m (11'11" x 9'8")

Worktop with space for washing machine and tumble dryer under, underfloor heating, sink, boiler cupboard, skylight, thermostat. Glazed door to rear garden.

### CLOAKROOM

Low level WC and wash hand basin.

## ON THE FIRST FLOOR

### LANDING

Double glazed window, access to loft, radiator.

### BEDROOM ONE 4.08m x 2.77m (13'4" x 9'1")

Radiator, double glazed window, fitted wardrobes and dressing table.

### BEDROOM TWO 3.54.m x 3.35m (11'7".m x 10'11")

Double glazed window, radiator.

### BEDROOM THREE 2.41m x 1.90m (7'10" x 6'2")

Radiator, double glazed window.

## BATHROOM

Suite comprising low level WC, wash hand basin in unit, bath with shower over, inset spot lights, double glazed window, heated towel rail.

## EXTERNALLY

To the front of the property there is a tarmac driveway providing parking for two cars. Integral GARAGE 4.55m x 3.11m with up-and-over door, power and light, skylight. To the rear there is a patio area accessed via bi-fold doors from kitchen/diner, good sized lawn with flower borders, path to side leading to further patio and open views to rear.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: C

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

## VIEWING

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

## 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.

