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cotswold
estate agents

4 Granbrook Lane

Mickleton
Gloucestershire, GL55 6SX

Price £275,000 Freehold

Mickleton

Is situated in the very north of the county of Gloucestershire, between Chipping Campden to the south and Stratford upon Avon to the north. The village offers a genuine community with many facilities not normally found in a village of this size. There is a hotel, two public houses, newsagent/post office, village store, Churches, village hall, together with a pre-school playgroup, primary school and various active clubs and societies.

The Property

Number Four is located just to the north of the centre of the village and is a pale grey rendered, mature semi-detached family house with good sized rooms throughout, character and practicality. With double glazing and modern gas fired central

heating complementing the timber effect floors, painted beams, panelled doors and the modern kitchen and bathroom fittings, this is a house that is ready to move straight into.

THE ACCOMMODATION

Entrance Hall

Entered through a uPVC panelled front door with glazed panels and having timber effect flooring, a staircase to the first floor and doors to the Sitting and Dining Rooms.

Sitting Room

11'10" x 14'9" (3.61m x 4.50m)

With continuous timber effect flooring, black painted beams to the ceiling, a window to the front and a fireplace with a Hamlet solid fuel burning stove on a black slate hearth with a timber beam above.

Dining Room

8'11" x 11'3" (2.72m x 3.43m)

Having timber effect flooring, a black beam to the ceiling and an arched display recess.

Inner Hall

With a useful understairs store cupboard, coat hooks and further timber effect flooring.

Utility Room / Cloakroom

7'2" X 5'9" (2.18m X 1.75m)

Fully tiled in pale grey and dark blue marble effect ceramic tiling with a stainless steel sink within a white work surface with cupboards under and spaces for a washing machine and dryer. There is a white WC, two wall mounted cupboards, a chrome 'ladder style' heated towel rail and white ceramic floor tiles.



Breakfast Kitchen

18'4" x 7'1" (5.59m x 2.16m)

Across the rear of the house and naturally split into two distinct areas. The kitchen area is fitted with an extensive range of wood effect worksurfaces and upstands over cream 'shaker style' drawers and cupboards with integrated Indesit dishwasher, a white vitreous sink with mixer tap, a black four ring ceramic induction hob with matching splashback, a stainless steel illuminated extractor hood above and a Samsung stainless steel and glass oven. There are matching wall cupboards, space for a tall fridge freezer, ceiling downlighters and a vertical blind to the rear window. A double glazed door leads to the rear garden whilst the timber effect flooring continues into the breakfast area where there is a wall mounted Worcester gas fired boiler.

First Floor Landing

Bedroom One

8'11" x 15'0" (2.72m x 4.57m)

With windows to the front and rear and a walk-in wardrobe cupboard with slatted shelves and a window within.

Bedroom Two

12'1" x 9'10" (3.68m x 3.00m)

Having a window to the front and access to the part boarded loft with a light and ladder

Bedroom Three

8'6" x 12'10" (2.59m x 3.91m)

With a window to the rear.

Bathroom

Fitted with a modern white suite of pedestal washbasin, WC and a 'P-shaped'

bath with twin shower fittings and a curved glazed screen, white 'brick style' tiling, vinyl flooring, a chrome 'ladder style' heated towel rail and an extractor fan.

OUTSIDE

At the Front

A deep foregarden is laid to lawn with a large area of gravel for off-road Parking.

The Rear Garden

Includes an area of slightly sunken riven paving as a patio at the rear of the house beyond which there is a lawn with a mature conifer hedge to one side.

A gravel Driveway alongside the house leads through a five bar gate to a further area of gravelled and enclosed hardstanding next to the lawn and in front of the:

Garden Shed

9'11" x 13'1" (3.02m x 3.99m)

Which is built on a concrete base and has power and strip-lighting within.

GENERAL INFORMATION

Energy Performance Certificate: Band D.

Services

Mains gas, electricity, water and drainage are connected to the property. The central heating system and hot water are provided by the gas fired boiler.

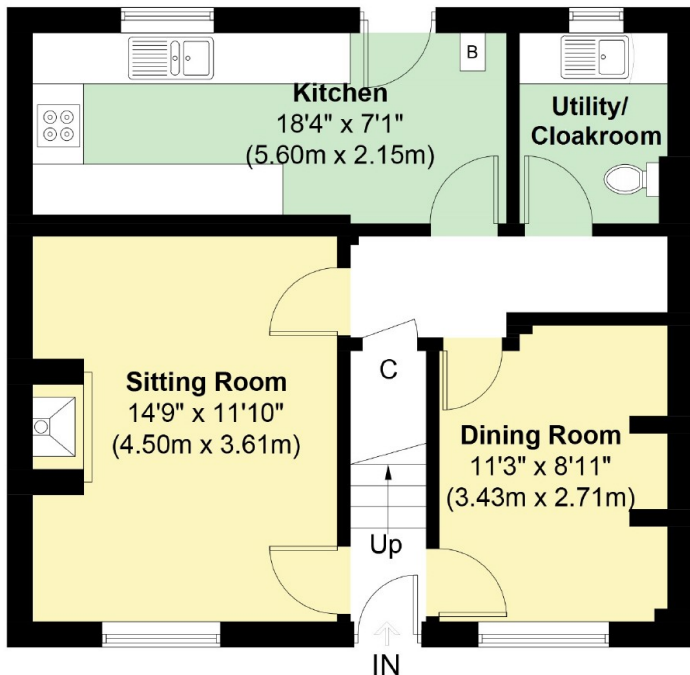
Council Tax

Listed in Band C resulting in a charge of £1,330.47 for 2016/17, payable to Cotswold District Council.

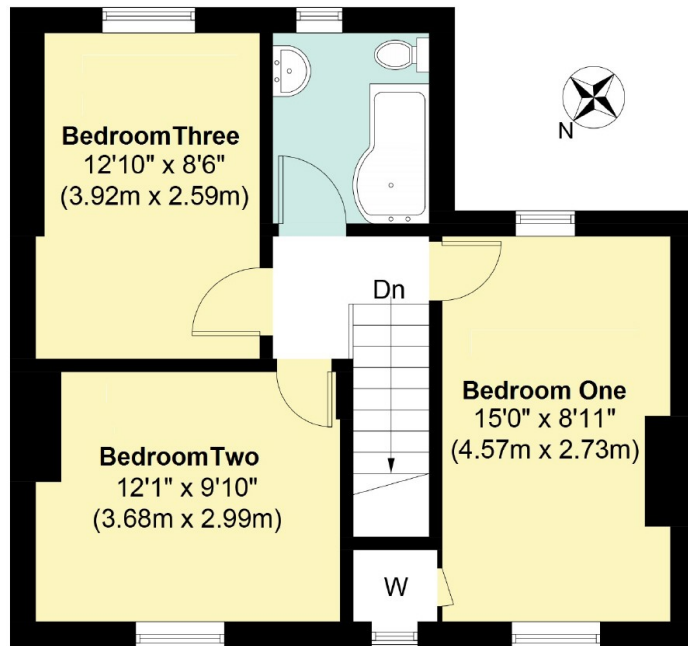
Reference: C1221/1116.



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Ground Floor



First Floor

Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID298829)

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