



£310,000
Charfield Green
Charfield, GL12 8SZ

PROPERTY SUMMARY

Stepping into the property, you are welcomed by a bright entrance hallway. To the left is a spacious full length living and dining room, offering an abundance of natural light through windows overlooking both the front and rear gardens. This is a fantastic family space with plenty of room for relaxing and entertaining, with access into the kitchen from both the hallway and the living area. The modern fitted kitchen has been thoughtfully designed and comes complete with an integrated fridge freezer, oven and hob, dishwasher and washing machine. There is also a useful storage cupboard and a door providing direct access to the rear garden. Upstairs, the property offers two generous double bedrooms, a well proportioned single bedroom and a family bathroom featuring both a separate bath and shower. The bathroom is partly tiled, while the landing also provides access to the loft.

Outside, the rear garden is laid to lawn with a patio seating area, creating an ideal space for outdoor dining and family enjoyment. There is also a useful outbuilding with power, perfect for storage or use as a workshop, along with rear access via a service lane. To the front, the property benefits from a stone driveway providing off road parking for two to three vehicles. Having been fully renovated throughout, this beautifully presented home is ready for its next owners to move straight in and enjoy. Combining modern finishes with spacious accommodation, it is an excellent choice for first time buyers, growing families and those looking for a home requiring no further work.

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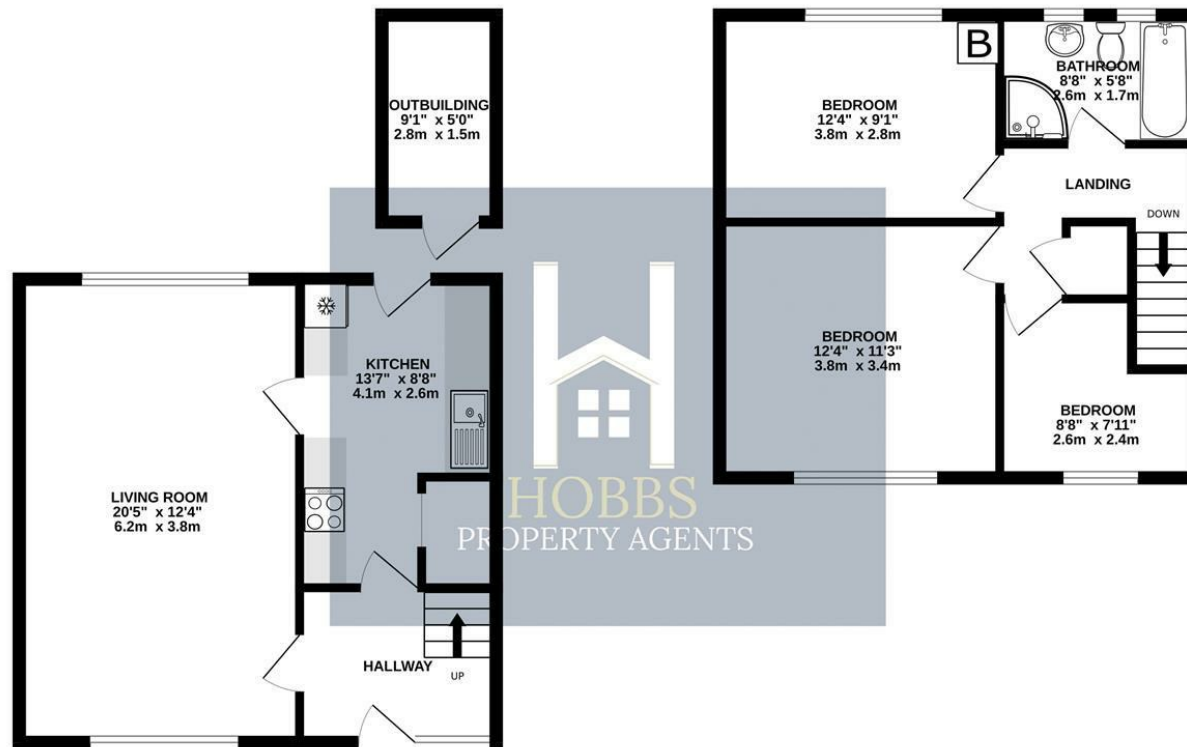






GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 903 sq.ft. (83.9 sq.m.) approx.

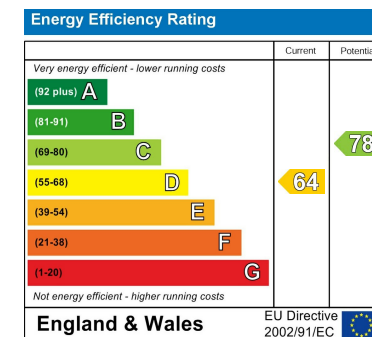
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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