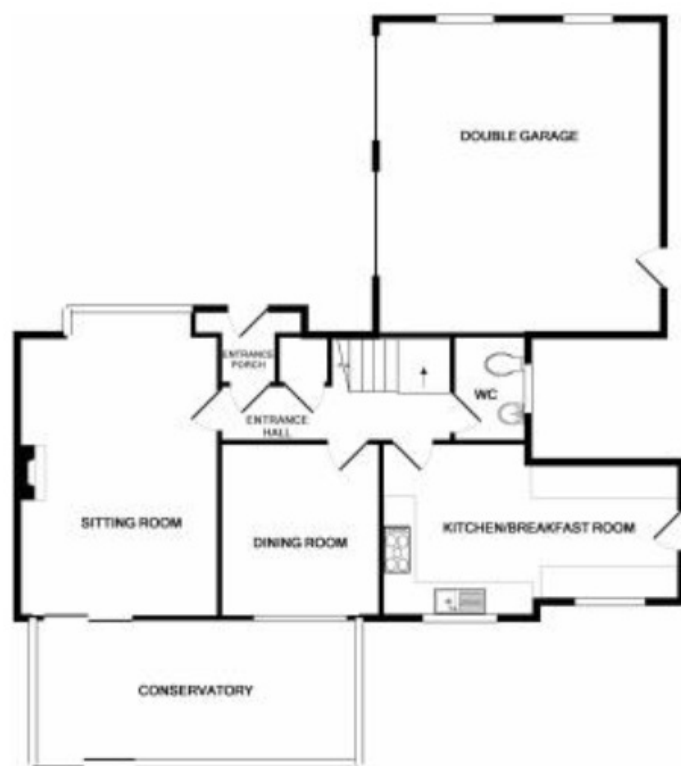




YOUR PROPERTY EXPERTS  
**HUNTER**  
LEAHY



GROUND FLOOR  
APPROX. FLOOR  
AREA 1214 SQ.FT.  
(112.3 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 534 SQ.FT.  
(49.5 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1748 SQ.FT. (161.8 SQ.M.)

We have every attempt been made to ensure the accuracy of the floor plan contained herein. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





This well maintained and presented four-bedroom detached family home, with a double garage, offering lovely views over the neighbouring countryside. The excellent corner plot offers driveway parking for up to four vehicles and a large West facing rear garden that easily accommodates the 20ft conservatory. The accommodation briefly comprises; Entrance Porch, Entrance Hall, Cloakroom, Large Sitting Room, Separate Dining Room, Kitchen/Breakfast Room, Conservatory with underfloor heating, Four Bedrooms and Family Bathroom.



ROOM DESCRIPTIONS

**Entrance**  
UPVC half glazed door with double glazed side panel enters into.

**Entrance Porch**  
Built in coats cupboard, glazed door to entrance hall.

**Entrance Hall**  
Coved ceiling, radiator under stairs storage cupboard, Stairs rise to the first floor.

**Cloakroom**  
A refitted suite comprising, close coupled WC, vanity unit with inset hand wash basin, UPVC frosted double glazed window to side, heated towel rail

**Living Room**  
17' 9" x 12' 8" (5.41m x 3.86m)  
Upvc double glazed window to front elevation with views across Backwell hillside, two radiators, feature fireplace with inset gas fire, double glazed patio doors lead into the Conservatory.

**Conservatory**  
19' 11" x 9' 2" (6.07m x 2.79m) A Larger than average room and being constructed of brick dwarf wall with then UPVC double glazed panels and glass roof. Electric blinds. Under floor heating, Door lead out to the rear gardens.

**Dining Room**  
11' 2" x 10' 1" (3.40m x 3.07m)  
Coved ceiling, Upvc double glazed window to rear, radiator.

**Kitchen Breakfast Room**  
18' 10" x 11' 2" (5.74m x 3.40m) A spacious refitted kitchen comprising a extensive range of floor and wall units providing drawer and cupboard storage. Ample roll edge work top space incorporating stainless steel sink unit & tiled splashbacks. Twin built in ovens with steam function and complimentary induction hob with 4 rings and extractor above. Wall mounted gas combi boiler for heating and hot water. Two Upvc double glazed window over look the rear gardens. Part glazed Upvc door to side.

**Landing**  
UPVC double glazed windows to front with views across to Backwell Hillside. Trap access to loft space

**Master Bedroom**  
12' 8" x 9' 7" (3.86m x 2.92m) UPVC double glazed window overlooking the rear gardens. Radiator.

**Bedroom 2**  
11' 10" x 10' 2" (3.61m x 3.10m) UPVC double glazed window to rear. Radiator.

**Bedroom 3**  
12' 9" x 7' 9" (3.89m x 2.36m) UPVC double glazed window to rear. Radiator.

**Bedroom 4**  
9' 3" x 8' 3" (2.82m x 2.51m) UPVC double glazed window to rear. radiator.

**Family Bathroom**  
A refitted suite comprising a large corner shower enclosure, panelled bath with shower attachment over. vanity unit with inset hand wash basin WC with concealed cistern. Tiled walls. Heated tiled flooring. Heated towel rail. Led ceiling lighting. UPVC double glazed window to side.

**Double Garage**  
19' 8" x 17' 6" (5.99m x 5.33m) Twin up and over doors one being electrically powered. Two UPVC double glazed window and Door. Power and light.

**Front Garden**  
A very open aspect frontage. Block paved double driveway with parking for four cars. Lawns to each side.

**Side Garden**  
To the rear and side of the garage is an fully enclosed patio area ideal additional storage.

**Rear Garden**  
A larger than average garden being mainly laid to lawn with well stocked flower and shrub borders. A secluded stone paved patio area leads out from the kitchen. A garden shed and green house are included. Outside water tap.

**Tenure & Council Tax Band**  
Tenure: Freehold  
Council Tax Band: F

