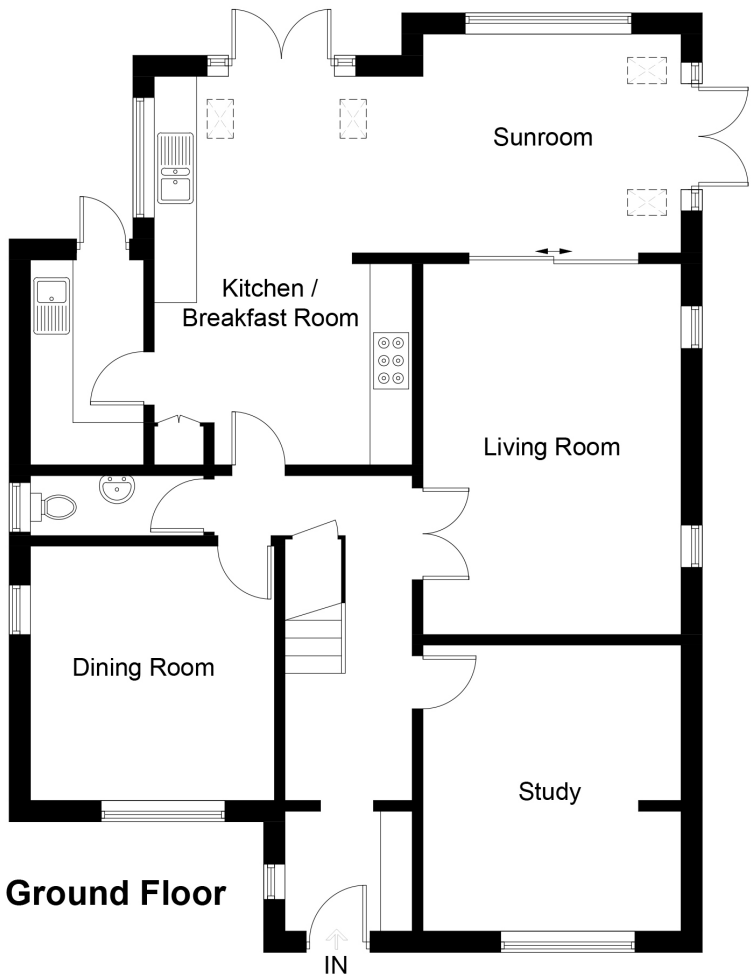


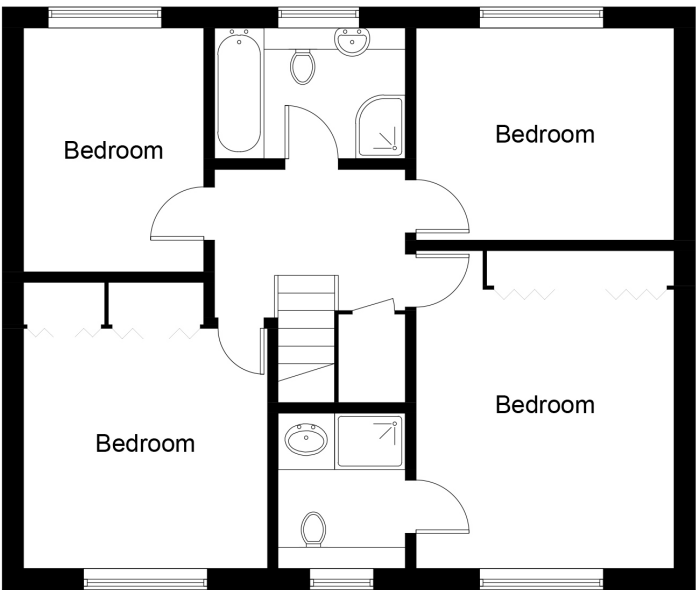


4 Caversham Drive

Approximate Gross Internal Area = 173.4 sq m / 1866 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

For illustrative purposes only. Not to scale. ID1226130
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision



This glorious, extended, executive home is enviably located in this highly regarded Cul de Sac on the Eastern side of town surrounded by park and woodland. Coming to market for the first time since it was built, the well maintained home has been extended twice, creating superb living spaces to include a Kitchen/Dining/Family Room with feature vaulted ceilings. Built by Mowlem Homes, and described as a home of quality and distinction, the property is ideally placed for local schools, and for commuters, the mainline train station at Backwell. Well maintained throughout, the spacious accommodation briefly comprises; Entrance Porch and Reception Hall, Cloakroom, Study, Sitting Room, Dining Room, Kitchen/Dining/Family Room and Utility Room, four DOUBLE Bedrooms, En Suite Shower Room and four piece Family Bathroom. Outside, there are large, established and private gardens to the rear and open plan gardens and driveway to the front, along with a double garage.



ROOM DESCRIPTIONS

Entrance Porch
Entered via wooden double glazed door. Built in floor to ceiling storage. Radiator and tiled floor. UPVC double glazed window to side. Opening to Reception Hall.

Reception Hall
Stairs rising to first floor accommodation with useful cupboard below. Radiator. Doors to; Cloakroom, Study, Dining Room, Sitting Room and Kitchen/Dining/Family Room.

Study
13' 6" x 11' 10" (4.11m x 3.61m)
Radiator. UPVC double glazed window to front.

Cloakroom
Tiled and fitted with a white suite comprising; vanity unit with inset basin and concealed cistern low level W.C. Heated towel rail and tiled floor. UPVC double glazed window to side.

Dining Room
11' 9" x 11' 4" (3.58m x 3.45m)
Radiator. UPVC double glazed windows to front and side.

Sitting Room
Feature fireplace and hearth with coal effect gas fire inset. Two radiator and two UPVC double glazed windows to side. Double glazed sliding doors into Family Area.

L-Shaped Kitchen/Dining/Family Room
23' 3" max x 18' 7" max (7.09m max x 5.66m max)

Kitchen Area
Fitted with a range of wall and base units with Granite work surfaces and upstands. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Fitted range cooker with stainless steel splashback and extractor over. Built in Bosch microwave. Spaces for dishwasher and American style fridge/freezer. Door to Utility Room. UPVC double glazed window to side. Tiled flooring throughout the entire area

Dining/Family Area
Light and airy with fabulous vaulted ceiling and 'Velux' skylights. Two upright radiators. Floor to ceiling UPVC double glazed windows overlooking the rear garden. Two sets of UPVC double glazed French doors, one opening into the garden the other opening onto the patio and pond area. Wall lights. Double glazed sliding patio doors to Sitting Room.

Utility Room
Fitted with a range of wall and base units with square edge work surface and upstands over. Inset stainless steel sink and drainer with mixer tap. Space for washing machine. Wall mounted boiler. Tiled floor. UPVC double glazed door to rear garden.

Landing
Loft access with fitted ladders. Airing cupboard housing immersion tank. Doors to all Bedrooms and Family Bathroom.

Principal Suite
12' 5" to wardrobe fronts x 11' 9" (3.78m to wardrobe fronts x 3.58m)
An extensive range of built in wardrobes plus fitted further wardrobes and overbed units. Radiator and UPVC double glazed window to front. Door to En Suite Shower Room.

En Suite Shower Room
7' 3" x 6' 1" (2.21m x 1.85m)
Tiled and fitted with a white suite comprising; shower cubicle with thermostatically controlled shower, vanity unit with concealed cistern low level W.C and countertop with inset basin. Wall mounted cabinet with shaver points. Heated towel rail, extractor and tiled floor. UPVC double glazed window to front.

Bedroom 2
11' 4" x 10' 9" (3.45m x 3.28m)

Built in wardrobes. Radiator. UPVC double glazed window to front.

Bedroom 3
11' 8" x 9' 9" (3.56m x 2.97m)
Radiator. UPVC double glaze window to rear.

Bedroom 4
11' 5" x 8' 4" (3.48m x 2.54m)
Built in wardrobe. Radiator. UPVC double glazed window to rear.

Family Bathroom
9' 1" x 6' 3" (2.77m x 1.91m)
Tiled and fitted with a white suite comprising; panelled bath with mixer tap and shower attachment, shower quadrant with thermostatically controlled shower plus a range of vanity units incorporating an inset basin and concealed cistern low level W.C. Tiled floor and heated towel rail. UPVC double glazed window to rear.

Front Garden
Laid to lawn with specimen tree, paved footpaths and block paved driveway.

Double Garage
Two up and over doors to the front and pedestrian door to the rear. Power connected. Ample storage space in the rafters.

Rear Garden
Fully enclosed by timber panel fencing with gated access to both sides, this fabulous, mature garden offers space and privacy in abundance. Predominantly laid to lawn with shrub and floral borders. A paved footpath surrounds the property and leads to a delightful, flower edged patio and pond with water feature. There are a variety of fruit trees and a mature Eucalyptus. Outside tap and lighting.

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

