

£655,000  
Freehold



**HUNTER  
LEAHY**  
YOUR PROPERTY EXPERTS



## Features

- Sought After Perrings Cul de Sac Location
- Superb Executive Home
- Solar Panels, 2 x 11.8 kw Batteries & EV Charging Point
- Entrance Porch, Reception Hall & Cloakroom
- Kitchen/Breakfast Room, Sitting Room, Dining Room & Conservatory
- Large Principal Bedroom With Fitted Furniture & En Suite Bathroom With Separate Shower
- 3 Further Bedrooms & 4 Piece Family Bathroom
- Driveway & Enclosed Gardens
- Double Garage & Workshop With Electric Roller Door & Pedestrian Door. Power Connected
- For Buyers Looking For An Easy Move, Our Vendors Have Seen A Vacant Bungalow That They Would Like To Purchase

## Summary of Property

This superb executive detached home occupies a generous plot at the head of this popular Perrings Cul de Sac and is perfectly placed for access to the town centre, schools, green open spaces and the mainline train station at Backwell. Coming to market for the first time in thirty years, this well maintained home boasts its own solar panel, two 11.8kw batteries and EV charging point as well as quality fittings throughout. Arranged over two floors, the spacious and well appointed accommodation briefly comprises; Entrance Porch, Reception Hall, Cloakroom, Study, Kitchen/Breakfast Room with integrated

# Room Descriptions

## Entrance Porch

Entered via UPVC double glazed patio door. Tiled flooring. UPVC double glazed door with glazed side panel into Reception Hall.

## Reception Hall

Spindled balustrade staircase to first floor accommodation with storage cupboard below. Radiator. Doors to Cloakroom, Study, Kitchen/Breakfast Room, Dining Room and Sitting Room.

## Cloakroom

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

## Study

9' 10" x 8' 9" (3.00m x 2.67m)

Fitted with a range of office furniture to include; desk, drawers, shelves and cupboards. Radiator. UPVC double glazed window to front.

## Kitchen/Breakfast Room

16' 2" x 9' 1" (4.93m x 2.77m)

Fitted with a range of wall and base units with square edge worksurfaces and upstands over. Inset sink and drainer with mixer tap. Tiled splash backs and pelmet lighting. Built in eye level electric double oven and gas hob with extractor over. Integrated fridge/freezer, dishwasher and washing machine. UPVC double glazed window to side and rear aspects. UPVC double glazed door to rear.

## Dining Room

12' 4" x 9' 10" (3.76m x 3.00m)

Radiator and UPVC double glazed window to rear. Opening to Sitting Room.

## Sitting Room

22' 6" x 11' 5" (6.86m x 3.48m)

Dual aspect with UPVC double glazed window to front and UPVC double glazed sliding patio door to Conservatory. Feature Marble fireplace with inset coal effect gas fire.

## Conservatory

13' 11" x 11' 10" (4.24m x 3.61m)

Of dwarf wall and UPVC double construction under a glazed roof. Wall lights, laminate flooring and radiator. French doors to rear garden.

## Galleried Landing

Loft access via wooden fitted ladders to lit and partially boarded loft. Doors to all Bedrooms and Family Bathroom.

## Principal Bedroom

16' 8" x 12' 2" to wardrobe front (5.08m x 3.71m) to wardrobe front

An extensive range of fitted furniture. Radiator and UPVC double window to rear. Door to En Suite Bathroom.

## Four Piece En Suite Bathroom

11' 10" x 5' 6" (3.61m x 1.68m)

Tiled and fitted with a white suite comprising; panelled bath with mixer tap, large walk in shower with thermostatically controlled rainfall shower and a range of vanity units with inset basin and concealed cistern low level W.C. Tiled floor, heated towel rail and extractor. UPVC double glazed window to front.

## Bedroom 2

### Bedroom 2

8' 8" to wardrobe front x 13' 0" (2.64m to wardrobe front x 3.96m)

Range of fitted wardrobes. Radiator. UPVC double glazed window to front.

### Bedroom 3

10' 10" x 9' 2" (3.30m x 2.79m)

Built in double wardrobe and a range of fitted wardrobes. Radiator. UPVC double glazed window to front.

### Bedroom 4

9' 11" x 6' 11" to wardrobe front (3.02m x 2.11m) to wardrobe front

Range of fitted wardrobes. Radiator. UPVC double glazed window to rear.

## Family Bathroom

8' 9" x 5' 5" (2.67m x 1.65m)

Tiled and fitted with a white suite comprising panelled bath with thermostatically controlled shower and glazed screen over plus a range of vanity units with inset basin and concealed cistern low level W.C. Tiled floor, heated towel rail and UPVC double glazed window to front.

## Front Garden

Enclosed by natural hedging and laid to artificial lawn with block paved patio and driveway.

## Garage & Workshop

Electric roller door to front with a pedestrian side door and further pedestrian door from the workshop to the rear garden. Power connected.

## Rear Garden

Fully enclosed by timber panel fencing with gated access to the front. The easily maintained garden is laid to paved patio and pathways, timber decking, ornamental gravel and two areas of artificial lawn. Shrub beds and borders, greenhouse and summerhouse, also outside tap and lighting.

## Tenure & Council Tax Band



## Floorplan