

£655,000
Freehold



HUNTER
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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



