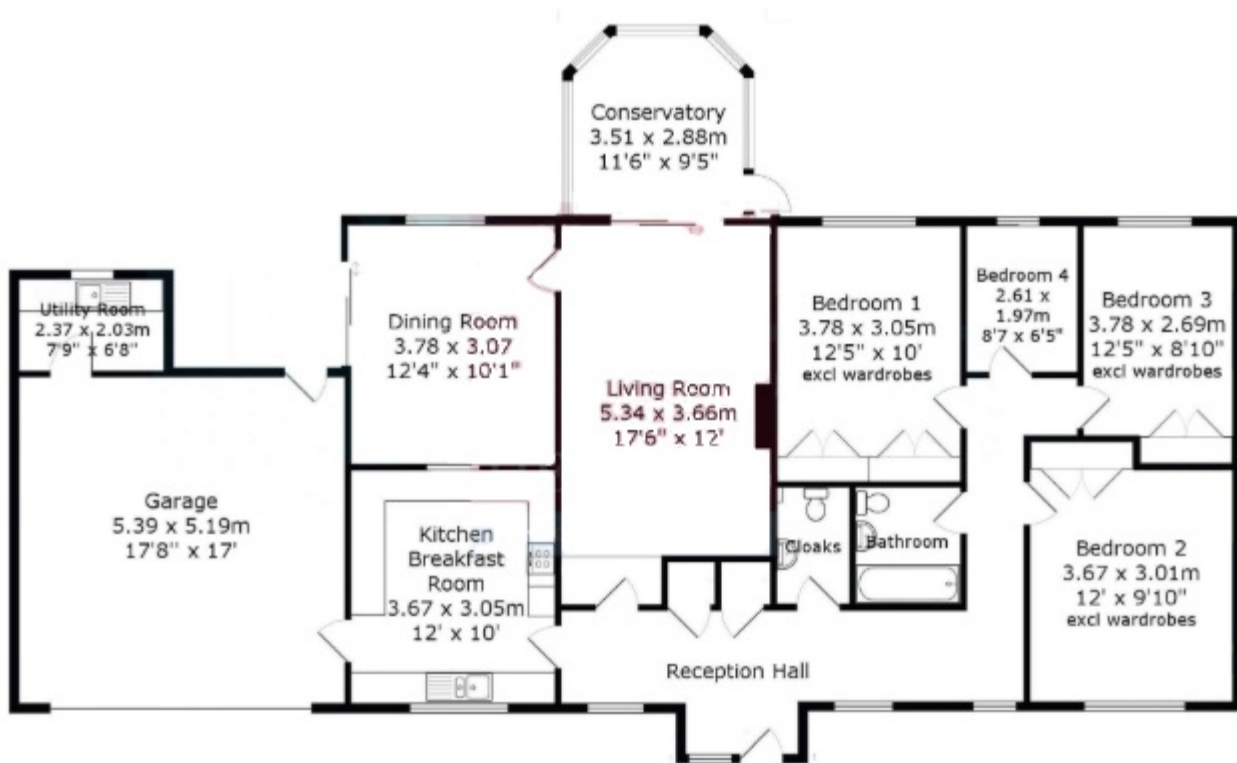




HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	44
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





This exceptionally spacious detached bungalow occupies an idyllic, elevated position, tucked away from view, in a private setting on this highly sought after road. Sitting in mature, wrap around gardens, the bungalow enjoys spectacular, far reaching views over surrounding countryside and is well placed for access to the local highly regarded schools and numerous commuter routes. The mainline train station, Festival Way Cycle Path and Bristol International Airport are also easily accessible. Offered for sale with no onward chain, the light and airy accommodation briefly comprises; Reception Hall, Cloakroom, Kitchen, Utility Room, Dining Room, Sitting Room and Conservatory, four Bedrooms and family Bathroom. The property benefits from solar panel which heat the immersion tank water and a mains fed gas supply ready to connect to the meter.



ROOM DESCRIPTIONS

**Reception Hall**  
Entered via UPVC glazed door with UPVC double glazed panel to side. Airing cupboard housing immersion tank and further useful storage cupboard. Doors to; Cloakroom, Kitchen, Sitting Room, all Bedrooms, & Family Bathroom.

**Cloakroom**  
Fully tiled and fitted with a suite comprising; ceramic pedestal hand wash basin with mixer taps and low level W.C. Extractor fan and vinyl floor covering.

**Kitchen**  
12' 0" x 10' 0" (3.66m x 3.05m)  
Fitted with a modern range of a wall and base units with roll edge work surfaces over. Inset one and a half bowl stainless steel sink and drainer with tiling to splash backs. Built in eye level electric double oven and electric hob with extractor over and integrated fridge/freezer. Radiator and tile effect laminate flooring. UPVC double glazed window to front. Door to Garage.

**Utility Room**  
Fitted with a range of wall and base units with roll edge work surfaces over. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine and tumble dryer. Floor standing boiler. Pulley clothes airer. Vinyl floor covering and window to rear.

**Sitting Room**  
17' 6" x 12' 0" (5.33m x 3.66m)  
Feature stone built fireplace with inset electric fire. Radiator. UPVC double glazed window to front and double glazed sliding patio doors to Conservatory. Door to Dining Room.

**Dining Room**  
12' 4" x 10' 3" (3.76m x 3.12m)  
Glazed sliding hatch to Kitchen. Radiator. UPVC double glazed sliding patio door to side and UPVC double glazed window to rear.

**Conservatory**  
11' 6" x 9' 5" (3.51m x 2.87m)  
Of dwarf wall and UPVC double glazed construction with tiled floor and French doors opening onto the rear Garden.

**Bedroom 1**  
12' 5" x 10' 0" (3.78m x 3.05m)  
A range of fitted wardrobes. Radiator and UPVC double glazed window to rear.

**Bedroom 2**  
12' 0" x 9' 10" (3.66m x 3.00m)  
Double fitted wardrobes. Radiator and UPVC double glazed window to front.

**Bedroom 3**  
12' 5" x 8' 10" (3.78m x 2.69m)  
Double fitted wardrobes. Radiator and UPVC double glazed window to rear.

**Bedroom 4**  
8' 7" x 6' 6" (2.62m x 1.98m)  
Radiator. UPVC double glazed window to rear.

**Bathroom**  
Fully tiled and fitted with a white suite comprising; panelled bath with mixer tap and thermostatic shower over, pedestal wash basin with mixer tap and low level W.C. Heated towel rail and extractor fan. Vinyl floor covering.

**Double Garage**  
17' 8" x 17' 0" (5.38m x 5.18m)  
Electric roller door to front. Ample storage space available in roof rafters. Oil tank .Doors to Kitchen, Utility room and rear Garden.

**Frontage**  
The impressive frontage is enclosed by natural hedging and timber panel fencing and is laid to an attractive pressed concrete driveway and lawn.

**Gardens**  
The extensive gardens are enclosed by natural hedging and predominantly laid to lawn with mature floral and shrub beds, along with paved patios and areas of ornamental gravel. Through the Rose arch there is a large vegetable plot and there are a variety of mature trees. The gardens back on to protected parish council land and enjoy fabulous, far reaching views.

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

