



17 Farlers End

Approximate Gross Internal Area = 198.8 sq m / 2140 sq ft
(Including Double Garage)



For illustrative purposes only. Not to scale. ID1249498
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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This spacious, executive home occupies a delightful position on this highly regarded, no through road to the South side of town. Enjoying a good deal of privacy, this well balanced home is well placed for access to local schools, the town centre, various amenities and the main line train station at Backwell. Offered for sale with no onward chain, the property offers scope for improvement and extending subject to relevant planning permissions. Rarely available in this desirable location, the accommodation briefly comprises; Reception Hall, Cloakroom, Study, Sitting Room, Dining Room, Conservatory, Kitchen and Utility Room, Principal Bedroom with built in wardrobes and En Suite Bathroom plus three further double Bedrooms and Family Bathroom. Outside there are enclosed lawned Gardens to the front with a Tarmac driveway providing parking for several vehicles in approach to the double Garage .The side and rear gardens are enclosed and benefit privacy and a Southerly aspect.



ROOM DESCRIPTIONS

Reception Hall
Entered via hardwood glazed door with matching side panels. Stairs rising to first floor accommodation. Doors to Cloakroom, Study, Sitting Room, Dining Room and Kitchen.

Cloakroom
Fitted with a white suite comprising: vanity unit with inset basin, mixer tap and tiled splashback and concealed cistern low level W.C. Large walk in cloaks cupboard. Radiator and vinyl flooring. UPVC double glazed window to front.

Sitting Room
19' 11" x 14' 7" (6.07m x 4.45m)
Bright and airy, dual aspect room with UPVC double glazed window to side and UPVC double glazed sliding patio doors to the rear. Feature fireplace with inset living flame, coal effect gas fire. Two radiators.

Dining Room
12' 5" x 10' 5" (3.78m x 3.17m)
Radiator and 'Kardean' flooring. Opening to Conservatory.

Conservatory
11' 6" x 11' 3" (3.51m x 3.43m)
Of dwarf wall and UPVC construction, this a delightful to the property. Radiator and 'Kardean' flooring. UPVC double glazed French doors to the garden.

Study
9' 1" x 8' 1" (2.77m x 2.46m)
Radiator. UPVC double glazed window to front.

Kitchen
12' 0" x 9' 1" (3.66m x 2.77m)
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. Built in eye level, electric double oven, oven, five ring gas hob and extractor. Breakfast bar and vinyl floor covering. UPVC double glazed window to rear. Door to Utility Room.

Utility Room
9' 1" x 7' 9" (2.77m x 2.36m)
Fitted with base units and square edge work surfaces with inset stainless steel sink and tiled splashbacks. Space and plumbing for dishwasher, washing machine. Spaces for upright fridge/freezer and tumble dryer. Brand new, wall mounter 'Worcester' combi boiler. Vinyl floor covering and UPVC double glazed window to rear. Door to Garage.

Landing
UPVC double glazed window to front. Large airing cupboard and loft access with ladders. Doors to all Bedrooms and Family Bathroom.

Pricipal Bedroom
13' 8" x 13' 2" (4.17m x 4.01m)
A range of fitted wardrobes. Radiator and UPVC double glazed window to rear. Door to En Suite Bathroom.

En Suite Bathroom
9' 4" x 8' 9" (2.84m x 2.67m)
Tiled and fitted with a suite comprising: panelled bath with mixer taps and thermostatic shower over, pedestal wash basin and low level W.C. Radiator and extractor fan. UPVC double glazed window to side.

Bedroom 2
10' 4" x 9' 6" (3.15m x 2.90m)
Fitted wardrobes. Radiator and UPVC double glazed window to rear.

Bedroom 3
11' 10" x 8' 2" (3.61m x 2.49m)
Radiator and UPVC double glazed window to rear.

Bedroom 4
10' 9" x 8' 2" (3.28m x 2.49m)
Radiator and UPVC double glazed window to side.

Family Bathroom
7' 4" x 6' 9" (2.24m x 2.06m)

Front Garden
Enclosed by natural hedging with timber five bar gate, the impressive frontage has a Tarmac driveway for several vehicles and lawns to either side.

Double Garage
Two up and over doors to the front. Pedestrian door to the rear. Power connected.

Side & Rear Garden
Fully enclosed by timber panel fencing with gated access to the front, the mature gardens predominately comprises of a level lawn with shrub borders and a paved patio. Enjoying privacy and a Southerly aspect, there is also a courtyard area at the rear giving access to the rear of the garage. Outside tap.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band5: F

