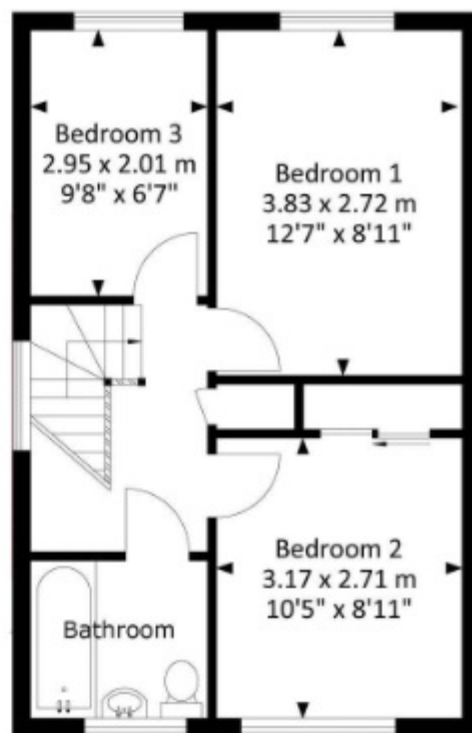


Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



This superbly maintained and immaculately presented, extended three bedroom detached family home enjoys a lovely spot in this small but select Cul de Sac on the favoured East side of town. Sure to create a lot of interest due to its location, this delightful home is ideally positioned for access to local schools, the town centre as well as the mainline train station at Backwell. Arranged over two floors the versatile accommodation briefly comprises; Entrance Hall, Cloakroom, fitted Kitchen with appliances, L shaped Sitting/Dining Room and Study/Playroom, three Bedrooms and Family Bathroom. The Integral garage with electric door is plumbed to provide a utility area within. Outside there is driveway parking 2/3 vehicles and a delightful, well maintained and established to the rear.



ROOM DESCRIPTIONS

Entrance Hall
Entered via composite double glazed door with double glazed side panel. Stairs rising to first floor accommodation with useful storage cupboard below. Upright radiator and quality vinyl tile flooring. Doors to Cloakroom, Kitchen, Sitting Room/Dining room and Garage.

Kitchen
9' 8" x 8' 0" (2.95m x 2.44m)
Fitted with a contemporary range of wall and base units with square edge wood effect work surfaces and upstands over. Inset sink and drainer with mixer tap. 'Rangemaster Toledo' with stainless steel splashback and extractor over. Integrated fridge and dishwasher. Pelmet lighting, quality vinyl tile flooring and UPVC double glazed window to front

Sitting Room/Dining Room
16' 9" x 15' 8" (5.11m x 4.78m)
L shaped room with electric feature fireplace and 2 radiators. Two UPVC double windows to the rear, overlooking the garden. Door to Study/Payroom.

Study/Playroom
10' 6" x 7' 3" (3.20m x 2.21m)
Dual aspect with high level UPVC double glazed window to side and UPVC double glazed French doors opening into the garden. Radiator.

Cloakroom
Fitted with a white suite comprising; low level W.C and pedestal wash basin with tiled splash backs. Extractor and quality vinyl tile flooring.

First Floor Landing
UPVC double glazed window to side. Loft access and airing cupboard. Doors to all Bedrooms and family Bathroom.

Bedroom One
12' 7" x 8' 11" (3.84m x 2.72m)
Fitted mirror fronted wardrobes. Radiator and UPVC double glazed window to front.

Bedroom Two
10' 5" x 8' 11" (3.17m x 2.72m)
Radiator and UPVC double glazed window to rear.

Bedroom Three
9' 8" x 6' 7" (2.95m x 2.01m)
Radiator and UPVC double glazed window to rear.

Bathroom
Fully tiled and fitted with a white suite comprising; panelled bath with thermostatically controlled rainfall and hand held showers over, pedestal wash basin and low level W.C. Shaver point and heated towel rail. Extractor and vinyl floor covering. UPVC double glazed window to front.

Garage
Electric roller door to the front and UPVC double glazed pedestrian door to rear. Wall mounted 'Vaillant' combi boiler. Space and plumbing for washing machine and venting for tumble dryer. Loft access to roof void for additional storage space.

Frontage
Laid to Tarmac and edged in block pavers. Shaped floral/shrub bed.

Rear Garden
Fully enclosed by timber panel fencing with gated access to the side. This private garden is laid to lawn with established borders

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: D

