

£375,000  
Freehold



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### Features

- Extended, Flexible Accommodation
- Favoured Trendlewood Location
- Well Placed For Access To Schools & Mainline Train Station
- Kitchen
- Ground Floor Bedroom/Study With En Suite Shower Room
- Sitting Dining/Room
- Conservatory
- 3 Double Bedrooms
- Family Bathroom
- Driveway Parking & Enclosed Rear Gardens

### Summary of Property

This highly deceptive extended three Bedroom family home offers both spacious and flexible accommodation arranged over two floors. Located in this popular Trendlewood Cul de Sac on the Eastern side of town, the property is well placed for access to the mainline train station at Backwell, good local schools and various parkland, woodland and countryside walks. Well presented throughout, the accommodation briefly comprises; Kitchen, Inner Hallway, Bedroom 4/Study, En Suite Shower Room, Sitting/Dining Room, Conservatory, three double Bedrooms and family Bathroom. Outside, the frontage is laid to hardstanding for 3/4 vehicles whilst the rear is enclosed and laid to artificial lawn and ornamental gravel with well stocked borders.

## Room Descriptions

### Kitchen

20' 9" x 8' 6" (6.32m x 2.59m)

Entered via UPVC double glazed door and fitted with a extensive 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, tiled splash backs and pelmet lighting. Range cooker with extractor over and spaces for upright fridge/freezer, washing machine, tumble dryer and further under counter appliance. Large pantry cupboard. Radiator, tiled floor, 'Velux' skylight and UPVC double glazed window to front. Door to inner hallway.

### Inner Hall

Stairs rising to first floor accommodation. Doors to Sitting Room and ground floor Bedroom/Study.

### Bedroom 4/Study

10' 1" x 7' 0" (3.07m x 2.13m)

Two built in wardrobes. Radiator, 'Velux' skylight and UPVC double glazed window to front. Door to En Suite Shower Room.

### En Suite Shower Room

Fully tiled and fitted with a white suite comprising: shower unit with electric shower, vanity unit with inset basin and low level W.C. Heated towel rail, extractor and vinyl flooring.

### Sitting/Dining Room

18' 9" x 12' 9" narrowing to 9' (5.71m x 3.89m narrowing to 2.74m)

Wooden mantle with tiled back plate and hearth. Door to under stairs storage cupboard. Two radiators. UPVC double glazed window to rear. Double glazed sliding patio doors to Conservatory.

### Conservatory

9' 10" x 8' 8" (3.00m x 2.64m)

Of dwarf wall and UPVC construction with French doors to Rear Garden. Wall mounted electric heater and laminate flooring.

### Landing

Loft access. Doors to all Bedrooms and family Bathroom.

### Bedroom 1

12' 6" x 8' 11" (3.81m x 2.72m)

Radiator. UPVC double glazed window to rear.

### Bedroom 2

9' 7" x 9' 2" (2.92m x 2.79m)

Radiator. UPVC double glazed window to rear.

### Bedroom 3

Radiator. UPVC double glazed window to front.

### Family Bathroom

Tiled and fitted with a white suite comprising: panelled bath with thermostatic shower and glazed screen over, wash hand basin and low level W.C. Airing cupboard housing 'Worcester' combi boiler. Radiator and vinyl flooring. UPVC double glazed window to front.

### Frontage

Laid to concrete and gravel providing driveway parking for 3/4 vehicles.

### Rear Garden

Fully enclosed by timber panel fencing with gated access to the rear, this good sized Garden is predominantly laid to paved patio, artificial lawn and decorative gravel with deep, well stocked beds.

### Tenure & Council Tax Band



## 7 Winchcombe Close

Approximate Gross Internal Area = 106.2 sq m / 1143 sq ft



**Ground Floor**

**First Floor**

For illustrative purposes only. Not to scale. ID1167724

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