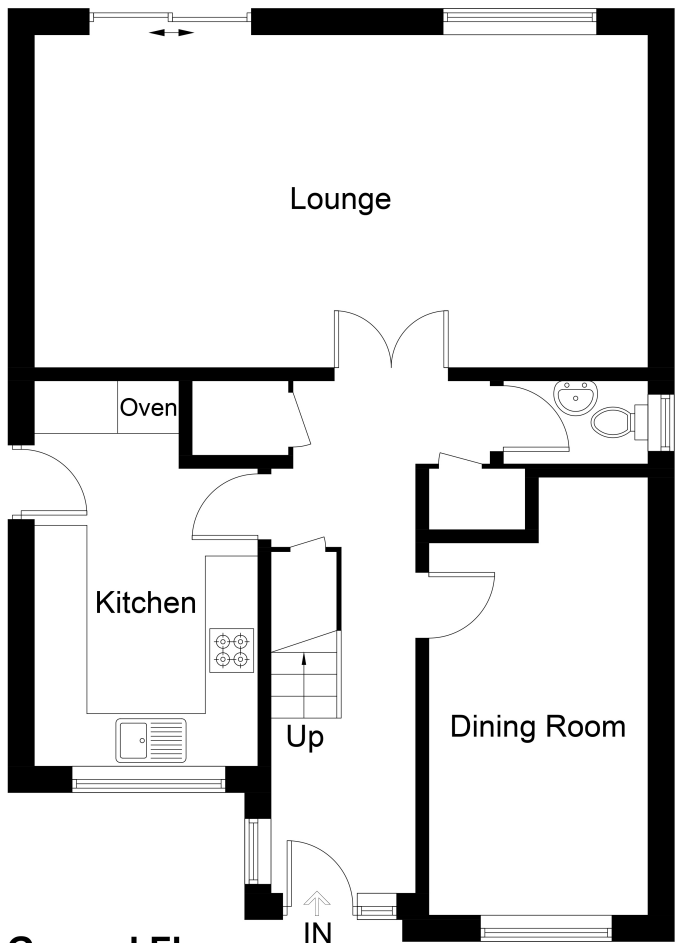


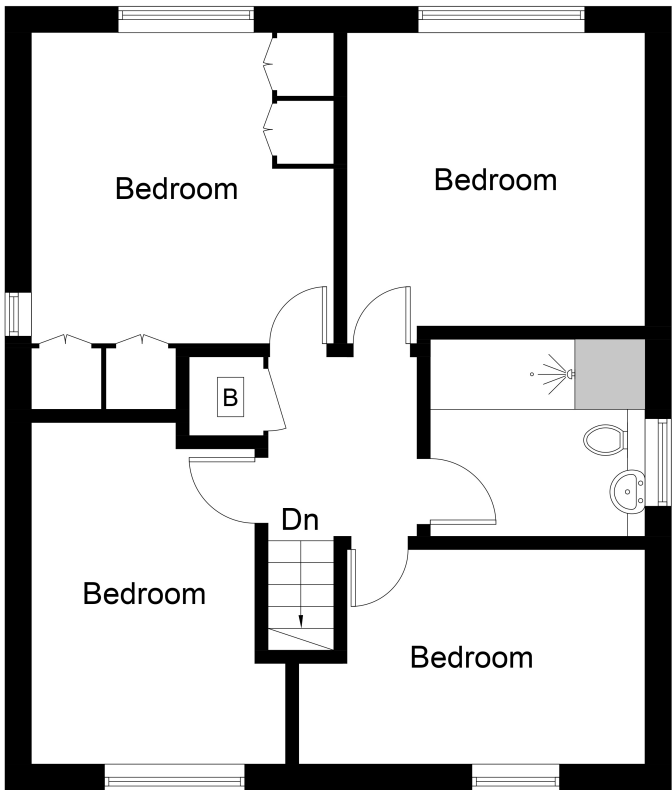


20 Ash Hayes Drive

Approximate Gross Internal Area = 124.3 sq m / 1338 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(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	

For illustrative purposes only. Not to scale. ID1195919
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



Offered for sale with no onward chain, this well proportioned detached family home would be ideal for those looking for stress free move. Occupying a good sized plot at the head of this ever popular Cul de Sac, the well maintained property is ideally placed for access to schools, the town centre and public transport links, including the main line train station at Backwell. Benefitting form South facing rear gardens and uncommonly a detached double garage with ample driveway, the well balanced accommodation briefly comprises; Entrance Hall, Cloakroom, Kitchen, Sitting Room and Dining Room, four DOUBLE Bedrooms and family Shower Room. Outside, there are private gardens with a paved patio, lawn and an abundance of mature perennials.



ROOM DESCRIPTIONS

Entrance Hall
Entered via UPVC double glazed door with two matching glazed side panels. Stairs rise to first floor accommodation. Doors to Kitchen, Sitting Room, Dining Room, Cloakroom and Two storage cupboards. Radiator.

Dining Room
16' 10" x 8' 2" (5.13m x 2.49m)
UPVC double glazed window to front. Radiator.

Kitchen
13' 8" x 7' 9" (4.17m x 2.36m)
Fitted with a range of wall and base units with roll over work surface over. Inset stainless steel sink and drainer with tiled splashbacks. Built in electric oven, gas hob and extractor over. Integral fridge and freezer, and space for washing machine and tumble dryer. UPVC double glazed window to front and UPVC double glazed door to rear. Vinyl floor.

Sitting Room
22' 7" x 12' 5" (6.88m x 3.78m)
The bright and airy space enjoys south facing views of the rear, with both UPVC double glazed windows and sliding patio doors to the garden. Inset electric fire with stone surround and hearth. Radiator.

Cloakroom
Fitted with a white suite comprising; low level W.C and wall mounted basin. Vinyl flooring.

First Floor Landing
Loft access with pull down ladders. Airing cupboard housing "British Gas" combi boiler. Doors to all Bedrooms and Family Bathroom. Radiator.

Bedroom One
11' 6" x 11' 3" (3.51m x 3.43m)
Fitted with an extensive range of wardrobes providing hanging and shelving storage. Two UPVC double glazed windows to side and rear.

Bedroom Two
12' 8" x 7' 10" (3.86m x 2.39m)
UPVC double glazed window to front.

Bedroom Three
11' 6" x 11' 1" (3.51m x 3.38m) max.
UPVC double glazed window to rear. Two large storage cupboards.

Bedroom Four
11' 1" x 8' 8" (3.38m x 2.64m)
UPVC double glazed window to front.

Shower Room
Fully tiled and fitted with a suite comprising; double walk in shower unit with thermostatic shower over and vanity unit with concealed cistern low level W.C and inset basin. Heated towel rail and UPVC double glazed frosted window to side. Vinyl flooring.

Rear Garden
Fully enclosed by timber panel fencing with gated side access to front, this mature south facing garden enjoys a great deal of privacy and is predominately laid to paved patio and lawn. There is also an abundance of mixed perennials in attractive, natural stone edged beds.

Front Garden
Predominantly laid to Tarmac driveway with floral bed. Water butt and outside tap.

Double Garage
Two up and over doors to front. Power connected.

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

