



APPROX GROSS INTERNAL FLOOR AREA: 1344 sq. ft / 125 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(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



An immaculate four bedroom detached family located in the highly requested Trendlewood area, with its close proximity to the mainline train station at Backwell, excellent primary schools and glorious open countryside. Enjoying a corner plot position, the immaculate, bright and airy, well planned accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, fabulous Kitchen/Dining/Family Room and Conservatory, four well balanced Bedrooms with built in storage and a four piece Family Bathroom. Outside, there are well maintained Gardens, Driveway and Garage.



## ROOM DESCRIPTIONS

### Entrance Hall

Entered via UPVC double glazed front door with matching side panel. Stairs rising to first floor accommodation with storage cupboard below. Quality laminate flooring and radiator. Doors to; Cloakroom, Garage, Sitting Room and Kitchen/Dining/Family Room.

### Cloakroom

Fitted with a white suite comprising; concealed cistern low level W.C and vanity unit with inset basin and mixer tap. Radiator and vinyl flooring. UPVC double glazed window to front.

### Sitting Room

Feature electric fireplace. Wood effect Karndean flooring and two radiators. UPVC double glazed French doors to rear garden.

### Kitchen/Dining/Family room

#### Kitchen Area

Fitted with a range of wall and base units with Granite work surfaces over. Inset one and a half bowl sink and drainer with mixer tap. Built in eye level electric double oven with gas hob and extractor plus integral fridge/freezer and dishwasher. Wall unit housing 'Worcester' combi boiler. Ceramic tiled floor. UPVC double glazed window to front and UPVC double glazed door to side.

#### Dining & Family Area

A lovely family eating and seating space. Radiator and ceramic tiled floor. UPVC double glazed French doors to Garden Room.

### Garden Room

A delightful addition to the property. Of dwarf wall and UPVC double glazed construction under a tiled and insulated roof with double glazed skylights and French doors opening on to the rear garden

### Landing

Loft access with ladders. Airing cupboard with radiator. Doors to all Bedrooms & Family Bathroom.

### Bedroom 1

12' 2" x 10' 0" (3.71m x 3.05m)

Fitted a range of built in wardrobes and cupboards. Radiator and UPVC double glazed window to rear with far reaching views to Backwell Church and Hillside.

### Bedroom 2

9' 3" x 7' 8" (2.82m x 2.34m)

Built in double wardrobe. Radiator and UPVC double glazed window to rear.

### Bedroom 3

12' 0" x 8' 4" (3.66m x 2.54m)

A range of fitted wardrobes. Radiator and UPVC double glazed window to front.

### Bedroom 4

11' 11" x 6' 11" (3.63m x 2.11m)

Built in storage cupboard. Radiator and UPVC double glazed to front.

### Family Bathroom

8' 5" x 6' 4" (2.57m x 1.93m)

Tiled and fitted with a white suite comprising; panelled bath with mixer tap and shower attachment, shower quadrant with thermostatic shower, vanity unit with inset basin and low level W.C. Shaver point and extractor. Radiator and vinyl flooring. UPVC double glazed window to side.

### Front Garden

Predominantly laid to block paved driveway with attractive, low maintenance floral and shrub bed.

### Integral Garage

Electric roller door to front and pedestrian door to Entrance Hall. To the rear of the garage the current vendors have created a useful Utility Area which is fitted with a range of wall and base units with roll edge work surface over. Inset stainless steel sink and drainer with mixer tap and spaces for washing machine and tumble dryer.

### Rear Garden

Enjoying a Southerly aspect and enclosed by a combination of timber panel fencing and brick walling, this delightful, well maintained garden is predominantly laid to patio and lawn with well stocked borders. There is secure gated access to both sides of the property along with a purpose built shed and bin store. Water butt and outside light.

### Tenure & Council Tax Band

Tenure - Freehold

Council Tax Band - E

