

£495,000
Freehold



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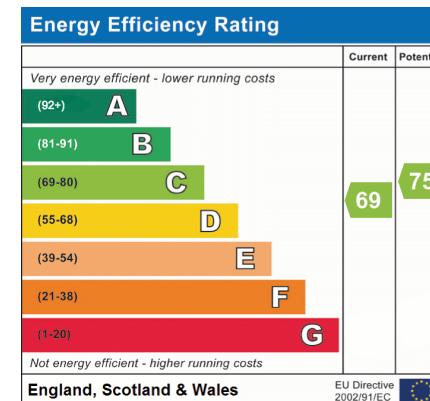


Features

- 4 Bedroom Detached Family Home
- Popular Trendlewood Cul de Sac Location
- Ideally Placed For Schools, Mainline Train Station & Green, Open Spaces
- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen/Dining/Family Room & Conservatory
- 3 Double Bedrooms & 1 Single Room
- Family Bathroom & En Suite Shower Room
- Integral Garage With Power Connected & Driveway Parking
- Enclosed Rear Garden

Summary of Property

This well balanced 4 bedroom detached family home is located in a quiet Cul de Sac on the favoured Trendlewood side of town, perfectly placed for access to local schools, the mainline train Station at Backwell and choice of green, open spaces. Well presented throughout, the well designed accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Open Plan Kitchen/Dining Family Room and Conservatory, three double Bedrooms and one Single, Family Bathroom and En Suite Shower Room. Outside, the front is open plan with a lawn, driveway parking for two vehicles and an Integral garage with power connected, whilst the rear is enclosed and laid to patio and lawn.



Room Descriptions

Entrance Hall

Entered via UPVC double door with two matching glazed side panels. Tile effect vinyl floor and radiator. Stairs rise to first floor accommodation. Door to Sitting Room.

Sitting Room

14' 10" x 11' 4" (4.52m x 3.45m)

Radiator. UPVC double glazed window to front. Quality vinyl flooring. Door to Kitchen/Dining/Family Room.

Open Plan Kitchen/Dining/Family Room

Kitchen Area

10' 2" x 8' 2" (3.10m x 2.49m)

Fitted with a range of wall and base units with square edge work surfaces over. Inset one and a half bowl stainless steel sink and drainer with mixer tap over. Built in electric oven and gas hob with extractor over. Integrated fridge/freezer and dishwasher. Space for washing machine. Peninsular breakfast bar with seating area. Tiled floor and UPVC double glazed window to rear.

Dining Area

15' 6" x 11' 6" (4.72m x 3.51m)

UPVC double glazed French doors opening onto rear garden. Radiator and quality vinyl tile flooring. Understairs storage cupboard. Door to Cloakroom and UPVC double glazed doors into the Conservatory.

Cloakroom

Tiled and fitted with a white suite comprising; pedestal hand wash basin with mixer tap and low level W.C. Radiator and extractor fan. Tiled floor.

Conservatory

8' 11" x 8' 3" (2.72m x 2.51m)

Of dwarf wall and UPVC double glaze construction with quality vinyl tile flooring. Wall mounted electric panel heater. French doors to rear garden.

First Floor Landing

Loft hatch which gives access to the roof space and "Worcester" combi boiler. Airing Cupboard. Doors to all Bedrooms and Family Bathroom

Bedroom One

12' 0" x 9' 7" (3.66m x 2.92m) to wardrobe fronts.

An extensive range of wardrobes. Radiator. UPVC double glazed window to front.. Door to En Suite Shower Room.

En Suite Shower Room

Partly tiled and fitted with a white suite comprising; large shower quadrant with thermostatic rainfall shower and handheld attachment, pedestal hand wash basin with mixer taps and low level W.C. Radiator and shelving. UPVC double glazed window to front.

Bedroom Two

16' 1" x 7' 1" (4.90m x 2.16m)

Radiator and quality tile vinyl flooring. UPVC double glazed window to front.

Bedroom Three

11' 4" x 8' 1" (3.45m x 2.46m)

Radiator. UPVC double glazed window to rear.

Bedroom Four

9' 1" x 7' 11" (2.77m x 2.41m)

Radiator and engineered oak flooring. UPVC double glazed window to rear.

Family Bathroom

Fully tiled and fitted with a white suite comprising; panel bath with mixer taps, thermostatic rainfall shower and glazed screen, pedestal wash basin with mixer taps and low level W.C. Heated towel rail and quality vinyl tile flooring. UPVC double glazed window to rear

Rear Garden

Fully enclosed by timber panel fencing with gated access to front. Laid to paved patio with steps leading to a level lawn area. Timber panel shed and outside tap.

Front Garden

Open plan, laid to lawn and Tarmac driveway. Path at the side leads to Rear Garden.

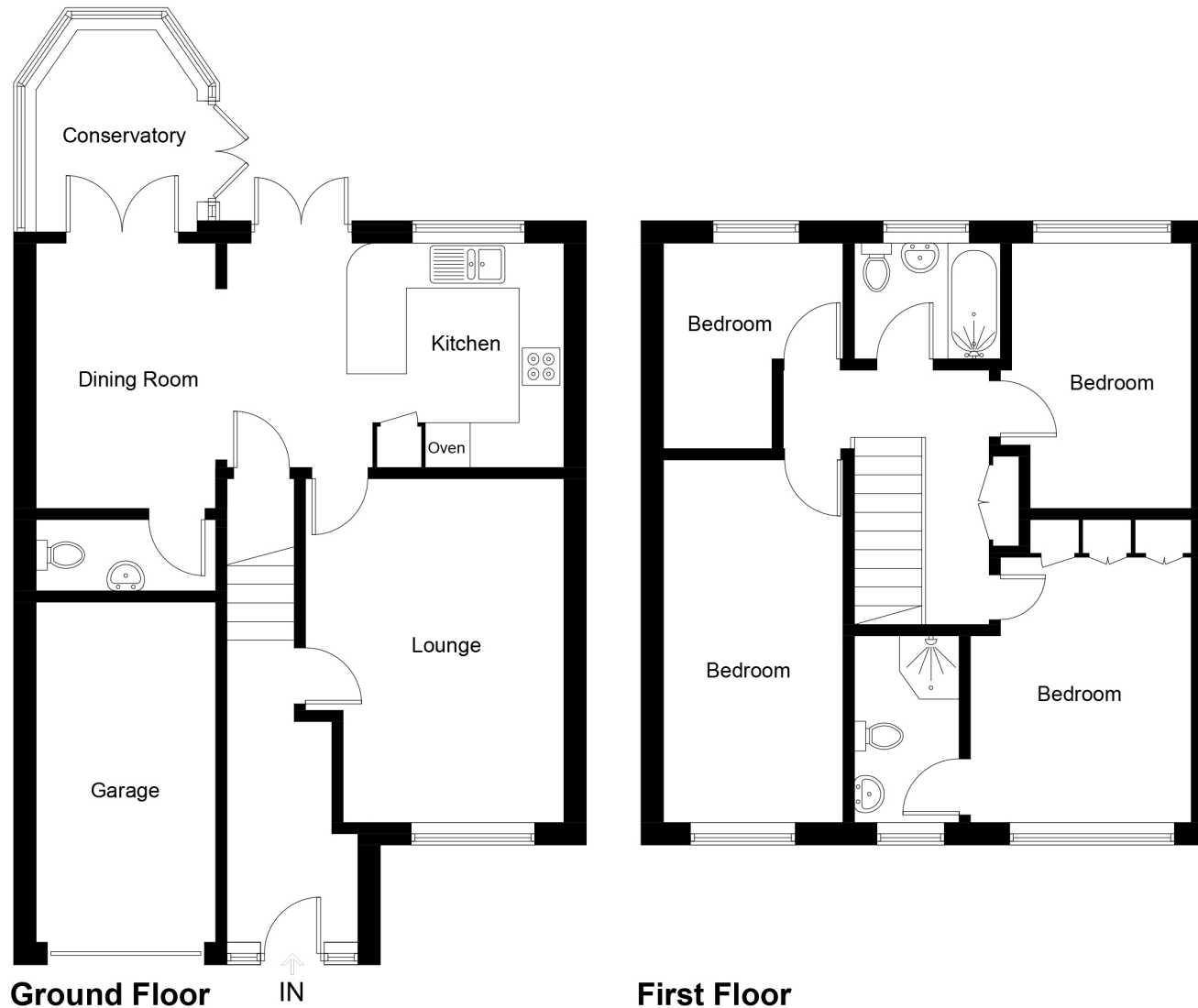


8 St. Ives Close

Approximate Gross Internal Area = 110.4 sq m / 1188 sq ft

Garage = 10.9 sq m / 117 sq ft

Total = 121.3 sq m / 1305 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1261489

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