

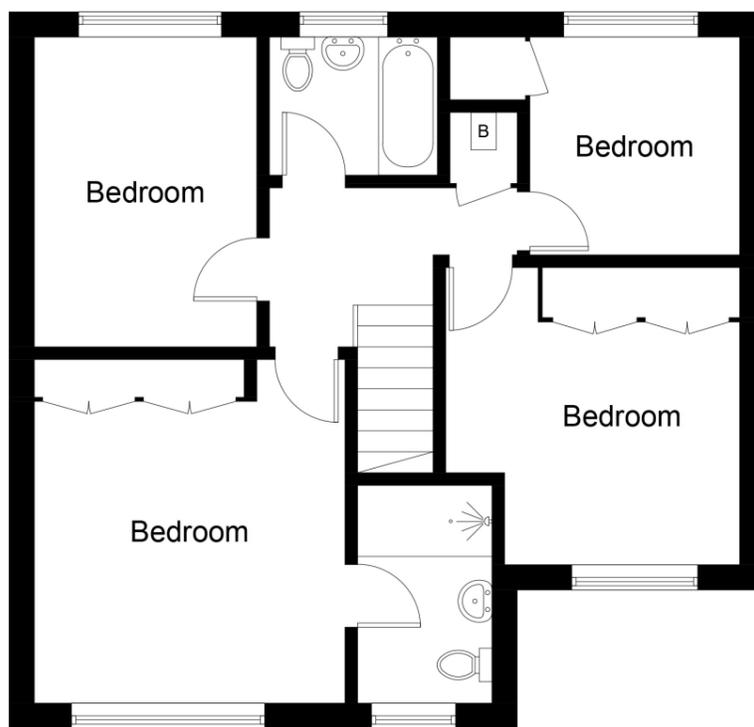


1 St. Agnes Close

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		
(69-80)	C		
(55-68)	D	65	76
(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. ID1246652
 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



This superb detached family home occupies a generous corner plot in a sought after Trendlewood Cul de Sac on the East side of town, popular for its proximity to local schools, open spaces and the main line train station at Backwell. Offered for sale with no onward chain, the property offers scope to improve and/or extend subject to relevant planning consents and offers the benefit of no chain delays. The well maintained accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen and Utility Room, Principal Suite with fitted furniture and En Suite Shower Room, three further double bedrooms and family Bathroom. Outside there are level, Southerly aspect, corner plot gardens, driveway and double Garage with electric doors and power connected within.



ROOM DESCRIPTIONS

Entrance Hall

Entered via composite glazed door with matching UPVC double glazed side panel. Stairs rise to first floor accommodation. Engineered Oak flooring. Doors to Cloakroom, Dining Room, Sitting Room and Kitchen.

Cloakroom

Fitted with a white suite comprising; panelled unit with inset basin and concealed cistern low level W.C. Radiator and engineered Oak flooring. UPVC double glazed window to front.

Sitting Room

20' 6" x 11' 3" (6.25m x 3.43m)
Feature Sandstone fireplace with open fire inset. Two radiators. UPVC double glazed window to front and UPVC double glazed French doors to rear.

Dining Room

12' 8" x 8' 6" (3.86m x 2.59m)
Glazed panelled wall to hallway. Radiator. UPVC double glazed window to front.

Kitchen

12' 8" x 8' 6" (3.86m x 2.59m)
Fitted with a range of wall and base units with square edge work surfaces over. Inset one and a half bowl ceramic sink and drainer with mixer tap and tiled splashbacks. Built in eyelevel electric double oven and gas hob with extractor over. Built in dresser with glazed display cabinet. Space for dishwasher. Radiator and tiled floor. UPVC double glazed window to rear. Opening to Utility Room.

Utility Room

7' 4" x 5' 0" (2.24m x 1.52m)
Fitted with a range of base units with square edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs. Inset stainless steel sink and drainer with mixer tap. Spaces for washing machine and upright fridge/freezer. Radiator and tiled floor. UPVC double glazed door to rear garden.

First Floor Landing

Loft access. Airing cupboard housing 'Worcester' combi boiler. Doors to all Bedrooms and family Bathroom.

Principal Suite

13' 8" x 11' 8" (4.17m x 3.56m)
Range of fitted wardrobes. Radiator 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; large shower enclosure with thermostatically controlled shower, vanity unit with inset basin and low level W.C. Shaver point, radiator and vinyl floor covering. UPVC double glazed window to front.

Bedroom Two

11' 7" x 9' 10" (3.53m x 3.00m)

Range of fitted wardrobes. radiator and UPVC double glazed window to front.

Bedroom Three

12' 2" x 8' 7" (3.71m x 2.62m)
Radiator and UPVC double glazed window to rear.

Bedroom Four

8' 6" x 8' 2" (2.59m x 2.49m)
Built in storage cupboard. Radiator and UPVC double glazed window to rear.

Family Bathroom

6' 11" x 5' 6" (2.11m x 1.68m)
Fully tiled and fitted with a suite comprising; panelled bath with mixer tap and shower attachment, pedestal wash basin and low level W.C. Radiator and UPVC double glazed window to rear.

Front Garden

Enclosed by natural hedging and laid to lawn with block paved driveway and footpath.

Rear Garden

Fully enclosed by timber panel fencing and brick wall with gated access to the front. Predominantly laid to paved patio and lawn with shrub and floral borders. Greenhouse and timber shed. Outside tap and lighting. Access to rear of the garage.

Double Garage

Two electric up and over doors to the front. Power connected. Pedestrian door to rear garden.

Tenure & Council Tax Band

Tenure: Freehold
Council tax Band: F

