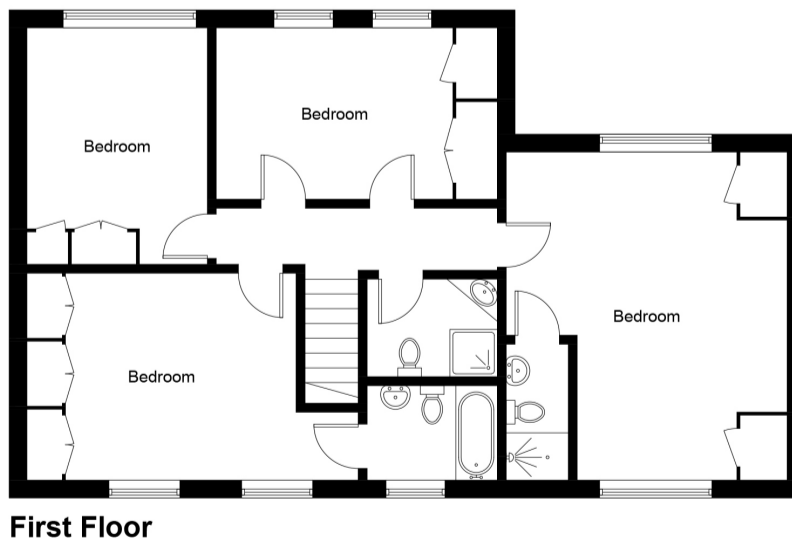
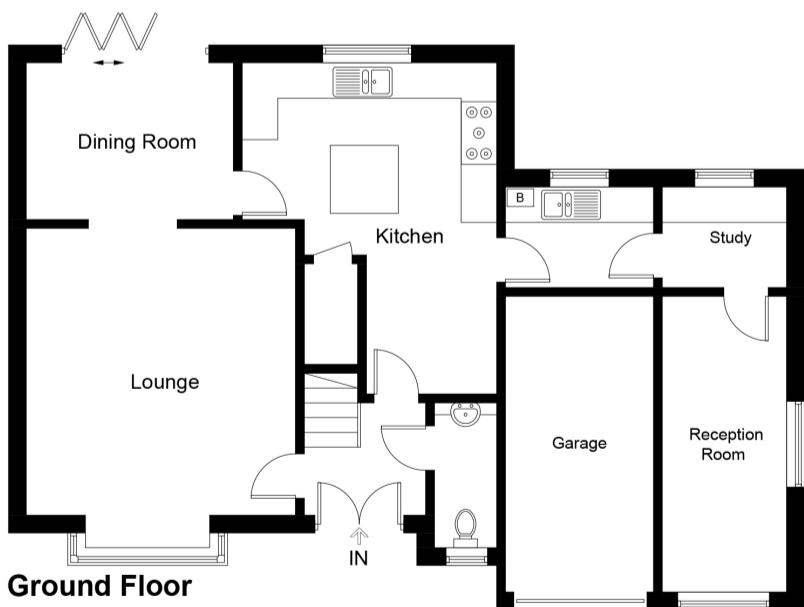




### 19 Turnbury Avenue

Approximate Gross Internal Area = 170.3 sq m / 1833 sq ft  
 Garage = 12.5 sq m / 134 sq ft  
 Total = 182.8 sq m / 1967 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1106702  
 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





A superb extended detached family home which enjoys a quiet position in this often requested Trendlewood location, close to open countryside, schools and the main line train station at Backwell. Stylishly presented and well maintained throughout, this much loved home, which comes to market for the first time thirty two years, offers spacious and flexible accommodation ideal for the growing family. Sitting in delightful, mature gardens, the superb accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room/ Utility Room, Study and Snug to the ground floor whilst upstairs comprises; Principle Suite, Guest Suite, two further double Bedrooms and Family Shower Room. Outside there are open plan gardens and driveway to the front, a Garage and glorious, private rear Gardens and Home Office/Gym.



## ROOM DESCRIPTIONS

**Entrance Hall**  
Entered via double wooden doors with attractive glazed panels. Stairs rising to first floor accommodation. Engineered Oak flooring. Doors to; Cloakroom, Kitchen/Breakfast Room and Sitting Room.

**Cloakroom**  
Fitted with a white suite comprising; low level W.C and vanity unit with inset basin. Radiator, vinyl flooring and UPVC double glazed window to front.

**Sitting Room**  
14' 11" x 13' 10" (4.55m x 4.22m) excluding walk in bay  
Feature walk in UPVC double bay window to front aspect. Two radiators. Engineered Oak flooring. Opening to Dining Room.

**Dining Room**  
11' 5" x 8' 8" (3.48m x 2.64m)  
A lovely room which UPVC double glazed bi folding doors opening onto the Garden. Radiator and engineered Oak flooring. Door to Kitchen/Breakfast Room.

**Kitchen/Breakfast Room**  
16' 5" x 14' 1" (5.00m x 4.29m)  
Fitted with a range of wall, base and larder units with Granite work surfaces plus a central island which provides additional storage and breakfast bar. Inset one and a half bowl sink and drainer with mixer tap and tiled splash backs. Space for range cooker with extractor over. Spaces for fridge/freezer, dishwasher and other undercounter appliance. Large walk in pantry with light. Radiator, tiled floor and UPVC double glazed window to rear. Door to Utility Room.

**Utility Room**  
8' 1" x 5' 7" (2.46m x 1.70m)  
Fitted with a range of base units with square work surfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splash backs. Spaces for washing machine and tumble dryer. Wall mounted cupboard housing concealing combi boiler. Tiled floor and UPVC double glazed window to rear. Door to Study.

**Study**  
5' 8" x 7' 0" (1.73m x 2.13m)  
Built in cupboard and desk. Engineered Oak flooring. UPVC double glazed window to rear. Door to Snug.

**Snug**  
16' 4" x 7' 1" (4.98m x 2.16m)  
A useful third reception. Radiator and engineered Oak flooring. UPVC double glazed windows to front and side.

**Landing**  
Loft access. Doors to all Bedroom and Family Bathroom.

**Principle Suite**  
17' 11" x 15' 3" (5.46m x 4.65m)  
A stunning room of great proportions. Two fitted wardrobes. Radiator and engineered Oak flooring. UPVC double glazed window to the rear. Door to En Suite Shower Room.

**En Suite Shower Room**  
Fitted with a white suite comprising; large shower unit with electric shower, wash basin and low level W.C. Heated towel rail, tiled floor and extractor.

**Guest Suite**  
13' 0" x 11' 7" (3.96m x 3.53m)  
Fitted with a range of wall to wall wardrobes. Half panelled walls, radiator and engineered Oak flooring. Two UPVC double glazed windows to front aspect.

**En Suite Bathroom**  
7' 2" x 5' 5" (2.18m x 1.65m)  
Tiled and fitted with a white suite comprising; panelled bath with mixer tap and shower attachment, pedestal wash basin and

low level W.C. Vinyl flooring and heated towel rail. UPVC double glazed window to front.

**Bedroom 3**  
A range of fitted wardrobes. Radiator and laminate flooring. UPVC double glazed to rear.

**Bedroom 4**  
Formally two bedrooms, with an option to reinstate if desired. Fitted wardrobes and built in storage cupboards. Two radiators and laminate flooring. Two UPVC double glazed windows to rear.

**Family Shower Room**  
Half panelled and fitted with a white suite comprising; shower cubicle with electric shower, wash basin and low level W.C. Heated towel rail, vinyl flooring and extractor.

**Home Office/Gym**  
18' 0" x 6' 9" (5.49m x 2.06m)  
Insulated timber and double glazed construction with multiple power points.

**Front Garden**  
Laid to a shaped lawn with box hedging and specimen trees. Block paved and Tarmac driveway providing ample off street parking.

**Rear Garden**  
Fully enclosed by timber panel fencing with gated access to the front, this delightful garden is a much loved and much enjoyed haven. Beautifully presented and offering a good deal of privacy, the garden comprises; an extensive decked seating area which extends around a sizeable pond with built in benches, a large level lawn with shrub borders and areas of decorative gravel pathways. Outside tap and lighting.

**Tenure & Council Tax Band**  
Tenure - Freehold  
Council Tax Band - F

