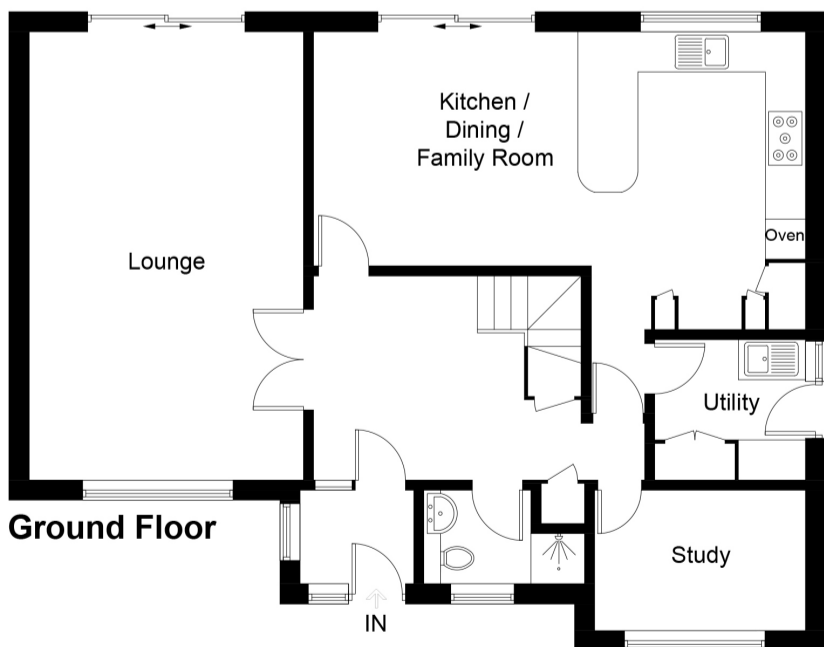




19 Bucklands View

Approximate Gross Internal Area = 177.4 sq m / 1909 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	79
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1065309
 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



Welcome to this stunning five Bedroom executive detached residence which offers a fine standard of living, tucked away at the head of this sought after and tranquil Cul de Sac. The property is situated close to top rated schools and the mainline train station at Backwell making it an ideal choice for families and commuters alike, and also enjoys proximity to glorious green spaces such as the nature reserve at Backwell lake. Meticulously maintained and immaculately presented, this home combines high specification fittings and contemporary design with practical functionality making it perfect for modern family living. Sitting on a fabulous plot with extensive South facing rear gardens and glorious views, the property offers well balanced accommodation comprising; Entrance porch and Reception Hall, Sitting Room, Study, stunning Kitchen/Dining/Family Room that opens on to the rear patio, Utility Room and ground floor Shower Room, Five Bedrooms, four of which are doubles, an En Suite Shower Room and four piece Family Bathroom. Outside there a pretty, well stocked gardens to the front, along with driveway parking and a detached double Garage whilst to the rear, lay the outstanding, attractively landscaped South facing gardens which enjoy charming views over open countryside.



ROOM DESCRIPTIONS

Entrance Porch

Entered via UPVC double glazed door with matching side panel and glazed panel to side. Inset lighting and tiled floor. Oak door with attractive glazed inserts and matching panel opens into Reception Hall.

Reception Hall

A delightful welcome to this fabulous home. Spindled staircase rises to first floor accommodation with useful storage cupboard under. Oak finished doors to; Sitting Room, Kitchen/Dining/Family Room, Study and Shower Room. Further storage cupboard and radiator.

Sitting Room

22' 0" x 13' 5" (6.71m x 4.09m)

Double Oak and glass doors open into this fabulous dual aspect room with UPVC double glazed window to front and UPVC double glazed patio doors to the rear, overlooking the glorious South facing gardens. Contemporary feature fireplace with white surround, Slate hearth and attractive fire basket. Two radiators.

Kitchen/Dining/Family Room

24' 1" x 14' 7" (7.34m x 4.45m)

A superb hub for this fine home. Fitted with a range of Oak wall, base and larder units with Silestone worksurfaces and upstands over, part of which forms a breakfast bar. Underhung ceramic one and a half bowl sink and mixer tap. Water softener and waste disposal. Built in double electric oven, microwave oven, induction hob and extractor. Housing for American style fridge/freezer and integrated dishwasher. Two radiators and engineered Oak flooring throughout. UPVC double glazed window to rear aspect and patio doors opening on to the garden. Doors to Utility Room and to Reception Hall.

Utility Room

Fitted with a range of wall and base units with complimentary work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Spaces for washing machine and tumble dryer. Cupboard housing new 'Vaillant' combi boiler with 10 year warranty. Radiator and engineered Oak flooring. UPVC double glazed window and door to side.

Study

10' 2" x 6' 11" (3.10m x 2.11m)

Radiator and UPVC double glazed window to front.

Downstairs Shower Room

Tiled and fitted with a white suite comprising; walk in shower cubicle with thermostatically controlled shower plus a range of vanity units with inset basin and concealed cistern low level W.C.. Heated towel rail, extractor and tiled floor. UPVC double glazed window to front.

Landing

A glorious landing with UPVC double glazed window to front aspect. Loft access with ladders. Two linen/storage cupboards. Doors to all Bedrooms and family Bathroom.

Principal Bedroom

13' 2" x 11' 8" (4.01m x 3.56m)

A superb suite with fabulous South facing views over open countryside towards Backwell hillside. Two built in double wardrobes. Radiator and UPVC double glazed window to rear. Door to En Suite Shower Room.

En Suite Shower Room

Fully tiled and fitted with a white suite comprising; large walk in shower with thermostatically controlled 'Rainfall' shower, vanity unit with inset basin and concealed cistern low level W.C. Illuminated, wall mounted mirror. Heated towel, under floor heating and extractor. UPVC double glazed window to rear.

Bedroom 2

13' 5" x 11' 9" (4.09m x 3.58m)

Two fitted double wardrobes. Radiator and UPVC double window to front.

Bedroom 3

13' 5" x 10' 0" (4.09m x 3.05m)

Radiator. UPVC double glazed window to rear with far reaching views.

Bedroom 4

10' 7" x 10' 0" (3.23m x 3.05m)

Built in double wardrobe. Radiator. UPVC double glazed window to front.

Bedroom 5

10' 6" x 6' 7" (3.20m x 2.01m)

Built in double wardrobe. Radiator. UPVC double glazed window to side.

Family Bathroom

Fully tiled and fitted with a four piece white suite comprising; bath with retractable shower head, corner shower unit with thermostatic shower and a stylish range of vanity units with inset basin and low level W.C. Under floor heating, tiled floor and UPVC double glazed window.

Front Garden

The glorious approach to this fine home is enclosed on both sides by natural hedging and comprises; A tarmac driveway, providing ample parking, block paved path to the property and well maintained lawn with deep, abundant shrub borders.

Detached Double Garage

Two up and over doors to the front, one being electronically controlled. UPVC double glazed pedestrian door to rear. Mains power connected.

Rear Gardens & Sensational Views

These utterly delightful gardens are a real feature of this fabulous property. Fully enclosed by timber panel fencing and natural hedging the beautifully landscaped gardens offer an extensive lawn edge with well stocked borders, a patio ideal for al fresco dining and a charming bridge which spans the ornamental pond. A selection of fruit trees and a flowering Magnolia comprise some of the trees within the garden. Timber shed and composting area, outside tap and lighting.

Tenure & Council Tax Band

Tenure: Freehold

Council tax Band: G

