

Hollowmead Close, Claverham, Bristol, Somerset. BS49 4LG

£425,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Welcome to your new home nestled in the highly sought-after area of Claverham, located on the tranquil Hollowmead Close. This charming three-bedroom detached house boasts not only a prime location but also a host of features that make it an ideal abode for discerning buyers. Upon arrival, you are greeted by the convenience of a garage and the expansive corner plot, offering a generously sized garden that promises endless possibilities for outdoor enjoyment and relaxation. Stepping inside, the inviting porch leads seamlessly into the inner hallway, where you'll find a convenient cloakroom, perfect for guests. The layout flows effortlessly into the spacious living room, providing an ideal space for entertaining or unwinding after a long day. Adjacent to the living room, the dining room beckons for intimate gatherings and memorable meals with loved ones. For those who appreciate a touch of nature, the conservatory offers a tranquil retreat bathed in natural light, creating the perfect spot to enjoy a morning coffee or bask in the warmth of the afternoon sun. The kitchen, is thoughtfully designed and equipped with modern amenities, making meal preparation a delight. A utility area adds to the practicality, ensuring seamless household chores. Venturing upstairs, you'll discover three well-appointed bedrooms, each offering ample space and comfort for restful nights. The bathroom provides a serene sanctuary, complete with contemporary fixtures and fittings, ideal for unwinding and rejuvenating. Beyond the confines of this exquisite property, Hollowmead Close presents a picturesque setting, with its tree-lined streets and close-knit community atmosphere. Residents enjoy the convenience of local amenities, schools, and transport links, ensuring a lifestyle of ease and accessibility.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Detached House
- Three Bedrooms
- Garage and Parking
- Corner Plot
- UPVC Double Glazing
- Gas Central Heating
- Front and Rear Gardens
- Conservatory



ROOM DESCRIPTIONS

Entrance

Paved driveway leading up to UPVC double glazed frosted door opening into;

Inner Porch

Door to cloakroom, frosted window to front, door to inner hallway

Downstairs Cloakroom

UPVC double glazed window to side aspect, radiator, low level WC, vanity wash hand basin

Inner Hallway

Stairs rising to first floor landing, storage cupboard and door through to living room

Living Room

18' 6" x 12' 3" (5.64m x 3.73m) UPVC double glazed windows to rear and side aspects, two radiators, opening into dining room

Dining Room

10' 10" x 8' 3" (3.30m x 2.51m) Radiator, UPVC double glazed door through to conservatory, door to kitchen

Conservatory

11' 10" x 8' 8" (3.61m x 2.64m) UPVC double glazed french doors opening to rear garden, UPVC double glazed windows to multiple aspects.

Kitchen

10' 8" x 8' 4" (3.25m x 2.54m) UPVC double glazed window to front aspect, range of wall to base units inset sink and drainer with mixer taps over, integrated gas hob with extractor fan over, integrated eye level oven, space and plumbing for washing machine, space for small fridge freezer.

Utility Room

18' 0" x 4' 1" (5.49m x 1.24m) UPVC double glazed doors to front and rear aspects, space and plumbing for washing machine, space for fridge freezer

Stairs Rising to First Floor Landing

Bedroom

9' 4" x 13' 2" (2.84m x 4.01m) UPVC double glazed window to rear aspect, radiator and built in wardrobes

Bedroom

9' 0" x 12' 9" (2.74m x 3.89m) UPVC double glazed window to front aspect, radiator and built in wardrobes

Bedroom

9' 4" x 7' 4" (2.84m x 2.24m) UPVC double glazed window to rear aspect, radiator

Bathroom

8' 9" x 4' 10" (2.67m x 1.47m) UPVC double glazed frosted window to front aspect, low level WC, vanity wash hand basin, paneled bath with hand held shower attachment, shower cubicle with fitted shower attachment, radiator.

Rear Garden

Fully enclosed rear garden mainly laid to lawn with patio areas, gate to front, two sheds.

Front Garden

Laid to lawn

Parking

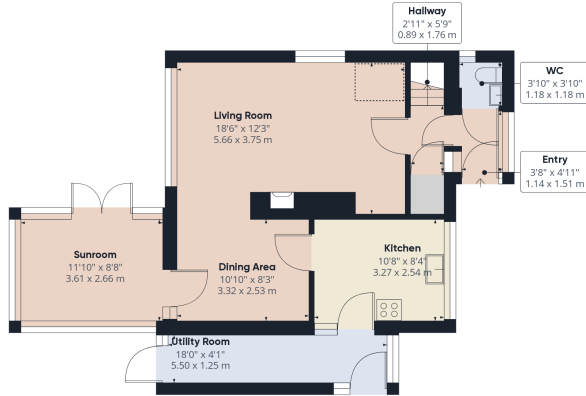
Off road ample parking

Garage

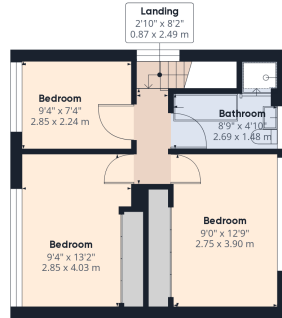
Up and over door



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾

1086.86 ft²
100.97 m²

Reduced headroom

11.8 ft²
1.1 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

