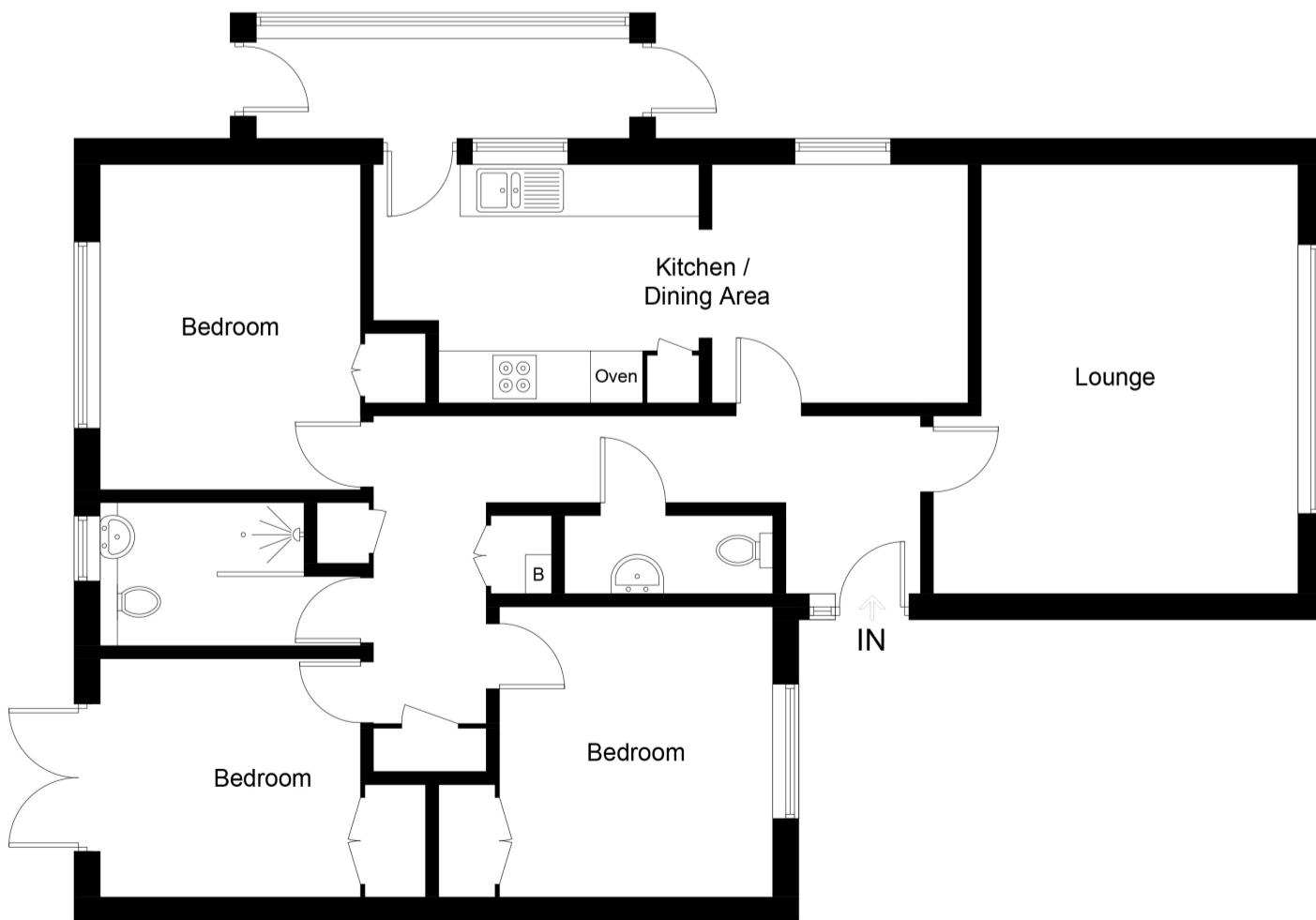




8 Avening Close

Approximate Gross Internal Area = 102.3 sq m / 1101 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	80
(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. ID1021737
 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 true gem! This immaculate detached bungalow sits on a fabulous corner plot at the head of this sought after Cul de Sac, that exclusively comprises high quality bungalows, on the East side of town. The enviable position enjoys good access to bus routes and the mainline train station at Backwell as well backing on to well maintained Parkland. Rarely available, and presented in excellent and stylish condition throughout, the pristine accommodation briefly comprises; Entrance Hall, Sitting Room, Kitchen/Dining Room, three double Bedrooms and superb Wet Room. Outside, to the front, a lawn with well stocked borders, ample driveway parking and a detached Garage with electric door, and to the rear there are well maintained, landscaped lawned and patioed gardens which enjoy a great deal of privacy. No onward chain.



ROOM DESCRIPTIONS

Reception Hall

Composite door and double glazed side panel. 'Amtico' wood effect flooring with inset matwell. Loft access with pull down ladders. Two large storage cupboards and an airing cupboard housing 'Vaillant' combi boiler. Radiator. Oak finished doors to; Cloakroom, Sitting Room, Kitchen/Dining Room, three Bedrooms and Shower Room.

Cloakroom

Fitted with a white suite comprising; concealed cistern low level W.C. and vanity unit with inset basin with 'Corian' surfaces and splash backs. heated towel rail and extractor. 'Amtico' wood effect flooring.

Sitting Room

15' 9" x 13' 8" (4.80m x 4.17m)
 Glorious light and airy room with large UPVC double glazed picture window to front. Feature fireplace with coal effect electric fire inset. Radiator.

Open Plan Kitchen/Dining Room

Dining Area

9' 8" x 9' 3" (2.95m x 2.82m)
 Radiator and 'Amtico' flooring. Full height UPVC double glazed 'tilt and slide' window to side. Large opening to Kitchen.

Kitchen

12' 4" x 9' 3" (3.76m x 2.82m)
 Fitted with a contemporary range of wall and base units with complimentary square edged work surfaces and upstands over. Inset one and a half bowl ceramic sink and drainer with mixer tap. Built in eyelevel electric oven and microwave, gas hob, glass splashback and extractor. Integral fridge/freezer, dishwasher and washing machine. Wood effect 'Amtico' flooring. UPVC double glazed window to side. UPVC double glazed door to Rear Lobby.

Rear Lobby

Of UPVC double glazed construction with glass roof and UPVC double glazed doors to front and rear. Two fitted floor standing cabinets with Oak counters. Two wall lights and quality laminate flooring. Door to front aspect opens on to a decked area enclosed timber panel fencing.

Bedroom 1

12' 4" x 9' 10" (3.76m x 3.00m)
 Built in double wardrobe. Radiator. UPVC double glazed window to rear.

Bedroom 2

10' 4" x 10' 1" (3.15m x 3.07m)
 Built in double wardrobe. Radiator. UPVC double glazed window to front.

Bedroom 3

9' 10" x 8' 11" (3.00m x 2.72m)
 Built in double wardrobe. Radiator. UPVC double glazed French doors opening on to to Rear Garden.

Shower Room

Fully tiled and stylishly appointed with a 'wet room' shower floor, glazed panel and thermostatic shower plus an range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail and extractor. Ceramic tiled floor with under floor heating and UPVC double glazed window to rear.

Front Garden

Laid to lawn with well stocked shaped borders and specimen Maple tree. Extensive block paved driveway, edged with brick wall and natural hedging and providing ample parking.

Garage

Electric up and over door. Power connected.

Rear Garden

This larger than average garden is beautifully landscaped, well maintained and fully enclosed with a combination of brick wall, timber panel fencing and natural hedging. Enjoying a good deal of privacy the garden comprises; two lawns, one slightly raised, three attractively laid patio area and block paved pathway edged with Plum Slate chippings that lays to the side of the property towards the gated access

Tenure & Council Tax Band

Tenure- Freehold
 Council tax band- E

