

£415,000  
Freehold



HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS



## Features

- No Onward Chain
- Remodelled Detached Family Home
- Popular Backwell Vale Development
- Well Placed For Access Schools & Mainline Train Station
- Entrance Hall & Cloakroom
- Fabulous Open Plan Kitchen/Dining/Family Room
- Study/Playroom
- 3 Bedrooms
- En Suite Shower Room & Family Bathroom
- Gardens & Driveway Parking

## Summary of Property

Located on the popular Backwell Vale development, this delightful, remodelled three bedroom family home is perfectly placed for access to the local school, for commuters, the mainline train station and Festival Way Cycle Path, also local shops and the nature reserve at Backwell Lake. Offered for sale with no onward chain, the well presented accommodation briefly comprises; Entrance Hall, Cloakroom, Open Plan Kitchen/Dining/Family Room and Study/Playroom, 3 Bedrooms, En Suite Shower and Family Bathroom. Outside there are enclosed, private gardens and driveway parking.

# Room Descriptions

## Entrance Hall

Entered via composite double glazed door. Coir matwell. Stairs rising to first floor accommodation. Doors to Study/Playroom and Kitchen/Dining/Family Room.

## Open Plan Kitchen/Dining/Family Room

7.51m x 2.94m (24' 8" x 9' 8") L Shaped max measurements

This superb light and airy, dual aspect room has been opened up to create a stunning family living space.

## Kitchen Area

Fitted with a range of wall and base units with square edge wood effect work surfaces and upstands over, extending to a peninsular island. Inset one and half bowl stainless steel sink and drainer with mixer tap. Built in eye level electric double oven and gas hob with stainless steel extractor and splashback over. Integrated dishwasher and spaces for washing machine and upright fridge/freezer. Quality vinyl tile flooring. Door to Cloakroom. Two UPVC double glazed windows to rear and UPVC double glazed door to side.

## Sitting/Dining Area

Dual aspect with UPVC double glazed window to front and UPVC double glazed bay with windows and door opening on to rear Garden. Feature fireplace with inset gas fire. Two radiators.

## Cloak Room

Fitted with a white suite comprising; wall mounted basin with tiled splashback and low level W.C. Quality vinyl tile flooring. Radiator. UPVC double glazed window to side.

## Study/Playroom

Radiator and UPVC double glazed window to front.

## First Floor Landing

Loft access. Doors to all Bedrooms and Family Bathroom.

## Master Bedroom

3.48m x 2.99m (11' 5" x 9' 10")

Radiator and UPVC double glazed window to front. Wardrobed dressing area. Door to En suite Shower Room.

## En Suite Shower Room

Fitted with a white suite comprising; tiled shower cubicle with thermostatically controlled mains fed shower, vanity unit with inset basin and tiled splashback and low level W.C. Radiator, extractor and shaver point. vinyl floor covering and UPVC double glazed window to front.

## Bedroom 2

2.94m x 2.61m (9' 8" x 8' 7")

Radiator. UPVC double glazed window to front.

## Bedroom 3

2.89m x 1.98m (9' 6" x 6' 6")

Built in double wardrobe. Radiator and UPVC double glazed window to rear.

## Family Bathroom

Tiled and fitted with a white suite comprising; panelled bath with mixer tap and shower attachment, pedestal wash basin and low level W.C. Radiator, vinyl floor covering, extractor and shaver point. UPVC double glazed window to rear.

## Front Garden

Laid to lawn and enclosed by natural hedging. Tarmac driveway and path to house.

## Rear Garden

Fully enclosed by brick wall and timber panel fencing with gated access to the front. Predominantly laid to paved patio, lawn and ornamental gravel. Raised vegetable beds. Timber shed. Outside tap and light.

## Tenure & Freehold

Tenure: Freehold

Council Tax Band: D



## 27 Longthorn

