

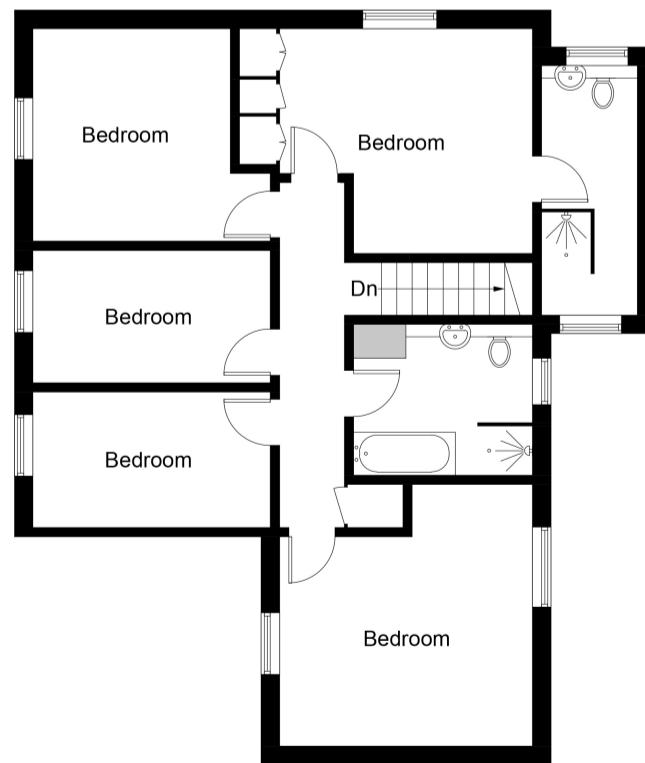


11 Charterhouse

Approximate Gross Internal Area = 209 sq m /2250 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		74	82
		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID869133
 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



We are delighted to present to market this magnificent, executive, detached home of fine proportions and excellent presentation throughout. Located on a good sized plot, in this sought after Cul de Sac on the South East side of town, with excellent access to the main line train station at Backwell, local schools and green open spaces, this recently updated home offers a wealth of desirable features. UPVC double glazed and gas centrally heated via a recently replaced 'Vaillant' combi boiler, the generous accommodation comprises; Reception Hall, Cloakroom, Sitting Room, Conservatory, Dining Room, Kitchen/Breakfast Room and Utility Room, five Bedrooms, the principle room enjoying an En-Suite Shower Room plus an impressive Family Bathroom. Outside, there is ample driveway parking, a double Garage and well maintained, enclosed Rear Gardens. It is worth noting that all Bathrooms, Cloakroom, Kitchen and Principle Bedroom furniture have been beautifully refitted with high specification materials by a reputable and highly regarded local company. There is also LED lighting throughout providing a modern feel to the property.



ROOM DESCRIPTIONS

Ground Floor

Reception Hall

Entered via new composite and glazed door with glazed side panel. A welcoming entrance with stairs rising to first floor, radiator and thermostat. Doors to; Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room and Garage.

Cloakroom

Fitted with a range of whisper grey vanity units incorporating a vanity basin and concealed cistern low level W.C with Quartz surfaces over. Heated towel rail and 'Karndean' flooring. UPVC double glazed window to side.

Sitting Room

23' 3" x 13' (7.09m x 3.96m)

A gloriously light and airy room of good proportions. Feature brick faced fireplace with wooden lintel. Two radiators. Quadruple UPVC double glazed windows to front aspect. Door to Conservatory, Opening to Dining Room.

Conservatory

10' 3" x 7' 11" (3.12m x 2.41m)

Of hardwood and double glazed construction.

Dining Room

14' x 10' 5" (4.27m x 3.18m)

Overlooking the Garden, a delightful dual aspect room with UPVC double glazed windows to side and rear. Radiator. Door to Entrance Hall.

Kitchen/Breakfast Room

14' 4" x 11' 5" (4.37m x 3.48m)

Fitted with a stunning range of handleless white gloss wall and base units, black Quartz work surfaces and upstands with an underhung 'Blanco Silgranit' sink and mixer tap. Pelmet lighting and plinth heater. Built in eye level electric double oven, 5 ring gas hob with wok burner and extractor unit above. Integral appliances include; larder fridge, larder freezer and dishwasher. 'Karndean' flooring. UPVC double glazed windows to side and rear. Door to Utility Room.

Utility Room

9' 6" x 7' 3" (2.90m x 2.21m)

Fitted with the same range of white gloss base units and black Quartz work surfaces and upstands with underhung 'Blanco Silgranit' sink and flexible mixer tap plus a superb matching range of floor to ceiling larder units. Water softener, radiator and 'Karndean' flooring. UPVC double glazed door and window to side.

First Floor

Landing

Airing cupboard. Doors to all Bedrooms and Family Bathroom.

Principal Bedroom

13' 9" x 12' 1" (4.19m x 3.68m)

Fitted with a range of furniture to include wardrobes and drawers. Radiator. UPVC double glazed window to side. Door to En Suite Shower Room.

En Suite Shower Room

Fully tiled and fitted with a white suite comprising; large walk in shower unit with 'Rainfall' thermostatic shower and extractor, plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail and 'Karndean' flooring. UPVC double glazed windows to front and rear.

Bedroom 2

14' 2" x 13' 9" (4.32m x 4.19m)

Glorious dual aspect room with UPVC double glazed windows to front and rear. Radiator.

Bedroom 3

11' 3" x 10' 9" (3.43m x 3.28m)

Radiator. UPVC double glazed window to rear.

Bedroom 4

12' 10" x 7' 5" (3.91m x 2.26m)

Radiator. UPVC double glazed window to rear.

Bedroom 5

12' 10" x 7' 5" (3.91m x 2.26m)

Loft access with fitted ladder. Radiator. UPVC double glazed window to rear.

Family Bathroom

9' 5" x 8' 2" (2.87m x 2.49m)

Wonderfully spacious, fully tiled and fitted with a white suite comprising; panelled bath with mixer tap and shower attachment, walk in shower unit with 'Rainfall' thermostatic shower plus an extensive range of wall and base vanity units with inset basin and concealed cistern low level W.C. Heated towel rail, shaver point and 'Karndean' flooring. UPVC double glazed window to front.

Outside

Front Garden

Laid to Tarmac driveway, providing ample parking, with grass verges, a variety of shrubs and climbing roses.

Double Garage

Remote controlled electric roller door to front. Mezzanine floor. Wall mounted 'Vaillant' combi boiler. UPVC pedestrian door to side. Door to Entrance Hall. Tap and power connected.

Rear Garden

A generous, private, mature garden fully enclosed by timber panel fencing with secure gated access to the front. Predominantly laid to a level lawn edged with well stocked borders along with a paved patio and foot path. Outside lighting, electrical sockets and tap.

Tenure

Freehold

Council Tax Band G

