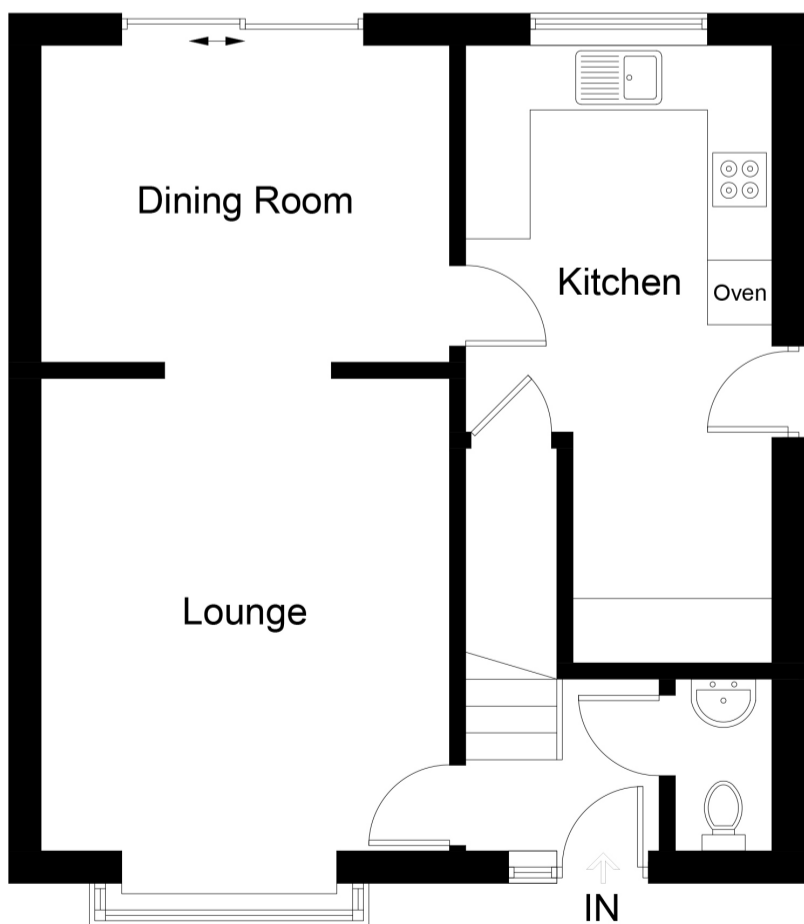


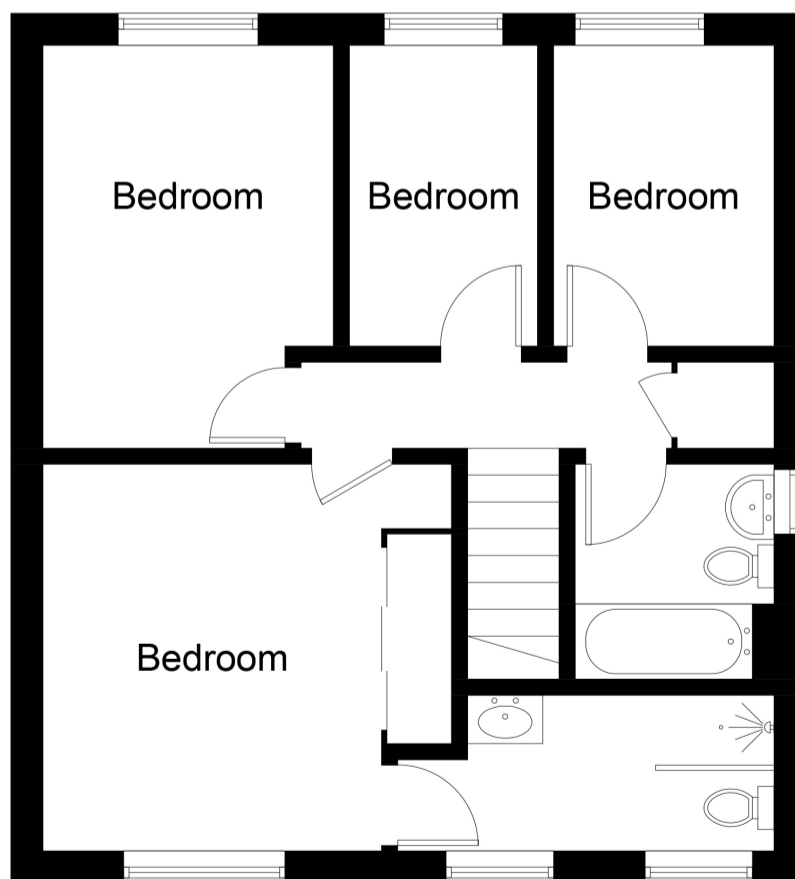


21 Huntley Grove

Approximate Gross Internal Area = 103.4 sq m / 1113 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(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. ID1060811
 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



Offered for sale with no onward chain, this well presented family home comes to market for the first time in over twenty years. Enjoying an enviable position in this quiet Cul de Sac on the Eastern side of town with easy access to the mainline train station at Backwell, good schools and open green spaces, this well maintained home briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Dining Room and Kitchen/Breakfast Room, four Bedrooms, En Suite Shower Room and Family Bathroom. Outside, there are well tended Gardens, the rear being private and enjoying a South West aspect, a detached double Garage and driveway.



ROOM DESCRIPTIONS

Entrance Hall

Entered via UPVC double glazed door with glazed side panel. Stairs to first floor accommodation. Doors to Cloakroom and Sitting Room.

Sitting Room

16' 10" into bay x 12' 4" (5.13m into bay x 3.76m)

Feature fireplace with inset coal effect gas fire. Delightful UPVC double glazed walk in bay window. Radiator. Opening to Dining Room.

Dining Room

9' 6" x 8' 10" (2.90m x 2.69m)

Radiator. UPVC double glazed sliding patio doors to rear. Door to Kitchen/Breakfast Room.

Kitchen/Breakfast Room

18' 11" x 9' 3" narrowing to 6' (5.77m x 2.82m) narrowing to 1.83m

Fitted with a range of wall and base units with roll edge work surfaces. Inset stainless steel sink and drainer with mixer tap. Built in eye level electric double oven, gas hob and concealed extractor. Integral fridge and freezer. Spaces for washing machine and dishwasher. Understairs storage cupboard. Wall mounted gas boiler. Radiator and vinyl flooring. UPVC double glazed window to rear and UPVC double glazed door to side.

Landing

Loft access. Airing cupboard housing immersion tank. Doors to all Bedroom and Family Bathroom.

Principle Bedroom

11' 9" x 10' 7" (3.58m x 3.23m)

A range of built in wardrobes. Radiator and UPVC double glazed window to front. Door to En Suite Shower Room.

En Suite Shower Room

Tiled and fitted with a white suite comprising; large walk in shower unit with thermostatic shower, a range of vanity units with inset basin and low level W.C. Strip light with shaver point. Heated towel rail and vinyl flooring. Two UPVC double glazed windows to front.

Bedroom 2

12' 3" x 8' 10" (3.73m x 2.69m)

Radiator. UPVC double glazed window to rear.

Bedroom 3

9' 1" x 6' 10" (2.77m x 2.08m)

Fitted wardrobe and overbed units. Radiator and UPVC double glazed window to rear.

Bedroom 4

9' 1" x 5' 11" (2.77m x 1.80m)

Fitted wardrobe and overbed units. Radiator and UPVC double glazed window to rear.

Family Bathroom

6' 6" x 6' 2" (1.98m x 1.88m)

Fitted with a suite comprising; panelled bath with mixer tap and shower attachment, pedestal wash basin and low level W.C. Radiator and vinyl flooring. UPVC double glazed window to side.

Cloakroom

Fitted with a suite comprising; low level W.C. and wash hand basin. Radiator and UPVC double glazed window to front.

Front Garden

Predominantly laid to lawn with floral beds. Block paved path to front door and rear garden. Tarmac driveway.

Detached Double Garage

Two up and over doors to front. UPVC double glazed pedestrian door to rear. Power connected.

Rear Garden

Fully enclosed by timber panel fencing with gated access to front. This delightful garden enjoys a good deal of privacy and South West aspect. Predominantly laid to a shaped lawn with well stocked borders and two block paved patio areas. Greenhouse and outside tap.

Tenure & Council Tax Band

Tenure - Freehold

Council Tax Band - E

