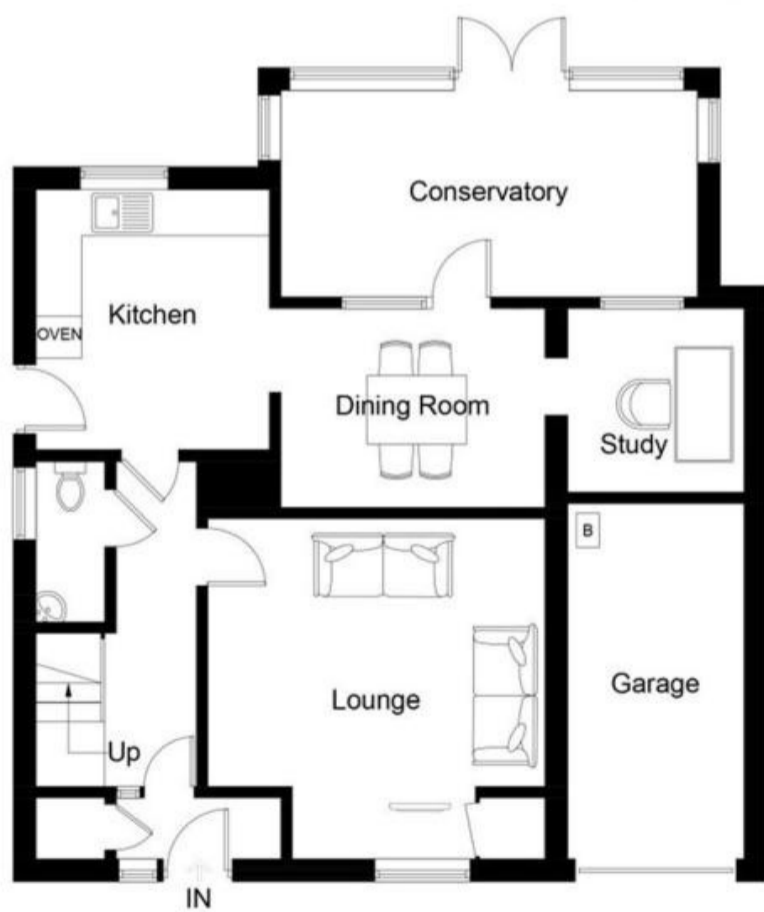


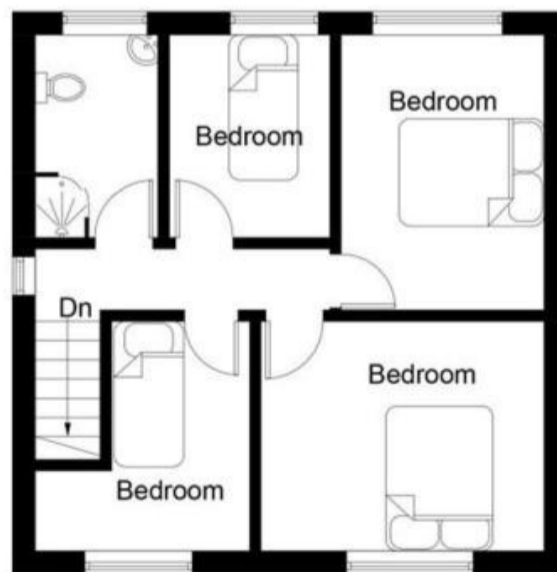


65 Ash Hayes Drive

Approximate Gross Internal Area = 120.0 sq m / 1292 sq ft
(Excluding Garage)



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID578020
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 Ltd

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



This warm and welcoming, extended, detached family home is located in a popular Cul de Sac towards the South East of the town and is perfectly placed for access to the town centre with its selection of supermarkets, shops, cafes and restaurants, as well local schools, the main line train station at Backwell and various bus routes. Well presented throughout, the spacious accommodation comprises; Entrance Porch with useful storage space, Entrance Hall and Cloakroom, well proportioned Sitting Room, fabulous Kitchen/Dining Room opening into a large heated Conservatory and Study, four Bedrooms and recently refitted family Bathroom. Outside, there are enclosed, private Gardens to the rear, whilst the front is open plan with a lawn, driveway parking for two cars and and a Garage with power connected. The owners have found a property they would like to purchase and are motivated sellers.



ROOM DESCRIPTIONS

Entrance Hall
Entered via UPVC double glazed door. Useful storage cupboard and recess. Stairs to first floor accommodation with cupboard below. Quality wood effect vinyl tiled flooring and radiator. Doors to; Cloakroom, Kitchen/Dining Room and Sitting Room.

Cloakroom
Tiled and fitted with a white suite comprising; low level W.C and wall mounted wash basin with mixer tap. Quality wood effect vinyl tiled flooring and UPVC double glazed window to side.

Sitting Room
14' 8" x 14' 4" (4.47m x 4.37m)
Feature UPVC double glazed walk in bay window to front. Useful built in cupboard. Coved ceiling and radiator.

Fabulous Kitchen/Dining Room

Kitchen Area
12' 5" x 9' 9" (3.78m x 2.97m)
Fitted with a range of base units and wooden shelves with roll edge work surfaces and upstands over. Inset stainless steel sink and drainer with mixer tap. Built in eye level electric double oven and gas hob with tiled splash back and extractor over. Spaces for washing machine, dishwasher and American style fridge/freezer. Quality wood effect vinyl tiled flooring. UPVC double glazed window to rear and UPVC double glazed window to side.

Dining Area
11' 3" x 9' 9" (3.43m x 2.97m)
Upright radiator and Quality wood effect vinyl tiled flooring. UPVC double glazed French doors into Conservatory. Opening to Study.

Study
7' 8" x 7' 5" (2.34m x 2.26m)
Radiator and Quality wood effect vinyl tiled flooring. UPVC double glazed window to rear.

Conservatory
17' 9" x 8' 7" (5.41m x 2.62m)
Of dwarf wall and UPVC double glazed construction, this make a fantastic family area just off the Kitchen/Dining Room. Two wall light, two radiators and tiled flooring. French doors open onto the Rear Garden.

Landing
Loft access. UPVC double glazed window to side. Doors to all Bedrooms and Family Bathroom.

Bedroom 1
12' 2" x 9' 6" (3.71m x 2.90m)
Radiator and UPVC double glazed window to front.

Bedroom 2
11' 7" x 8' 7" (3.53m x 2.62m)
Radiator and UPVC double glazed window to rear.

Bedroom 3
9' 7" x 6' 1" (2.92m x 1.85m)
Radiator and UPVC double glazed window to front.

Bedroom 4
8' 7" x 6' 9" (2.62m x 2.06m)
Radiator and UPVC double glazed window to rear.

Family Bathroom
8' 6" x 5' 3" (2.59m x 1.60m)
Attractively tiled and fitted with a white suite comprising; panelled bath with thermostatically controlled shower and screen over, vanity unit with inset basin and low level W.C. Heated towel rail, extractor and vinyl flooring. UPVC double glazed window to rear.

Front Garden
Laid to lawn with footpath to front and side and a double width driveway to garage.

Garage
Up and over door to front. Wall mounted 'Vaillant' Eco Tech combi boiler. Mains power connected.

Rear Garden
Fully enclosed by timber panel fencing with gated access to side. Benefitting from a good deal of privacy the garden is laid to a level lawn which leads to a slightly raised, full width paved patio. Ornamental gravel pathway around the property. Outside tap.

Tenure & Council Tax Band

Tenure: Freehold
Council Tax Band: D

