



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



An absolutely stunning three-bedroom detached house located in this quiet Cul de Sac on the favoured Trendlewood side of town. Updated in recent years to an exacting and contemporary finish this delightful home benefits ease of access to the mainline train station at Backwell, excellent primary schools, as well as countryside, walks nearby. Sitting on a generous plot and enjoying a Southerly aspect rear garden, the well-presented accommodation briefly comprises; Entrance Porch, fabulous open plan Living/Dining Area, Fitted Kitchen, three generous Bedrooms and a five-piece Bathroom. Outside, there are well-maintained Garden, driveway and Garage.



ROOM DESCRIPTIONS

Entrance Porch

Entered via UPVC double glazed door with coir matting. Glazed Oak door to Open plan Living Room.

Glorious Open Plan Living/Dining Room

22' 6" x 10' 10" max (6.86m x 3.30m)

A fabulous, contemporarily styled, dual aspect open plan living space with Oak flooring throughout. Two radiators and UPVC double glazed picture windows to front and rear.

Kitchen

7' 8" x 6' 2" (2.34m x 1.88m)

Fitted with a white gloss, handleless range of wall and base units with wood effect square edged work surfaces over. Inset sink and drainer with mixer tap with complimentary tiled splash backs. Built in eye level electric oven, electric hob with extractor over, integral fridge/freezer, dishwasher and washing machine. Radiator and tiled floor. UPVC double glazed window and door to rear.

Inner Lobby Area

Stairs rising to first floor accommodation with useful storage cupboard below.

Landing

Loft access. Doors to all Bedrooms and Family Bathroom.

Bedroom 1

12' 4" x 10' 1" (3.76m x 3.07m)

Radiator. UPVC double glazed window to front.

Bedroom 2

10' 1" x 9' 8" (3.07m x 2.95m)

Radiator. UPVC double glazed window to rear.

Bedroom 3

9' 2" x 7' 5" (2.79m x 2.26m)

Radiator. UPVC double glazed window to front.

Family Bathroom

7' 8" x 6' 2" (2.34m x 1.88m)

Fully tiled and fitted with a white suite comprising; panelled bath, glazed shower enclosure with thermostatic shower, vanity unit with inset wash basin, low level W.C. and bidet. heated towel, rail rail, tiled floor and UPVC double glazed window to rear.

Front Garden

Laid to lawn with ornamental flower bed. Block paved driveway leads to Garage.

Garage

Up and over door to front. Power connected.

Rear Garden

Fully enclosed by timber panel fencing to the sides with brick wall to the rear. This glorious South facing garden is laid to lawn with easily maintained shrub borders and an attractive shaped patio. Outside tap and light. Secured gated access to front.

