

£550,000
Freehold



HUNTER
LEAHY
YOUR PROPERTY EXPERTS



Features

- Well Presented 4 Bedroom Detached family Home
- Perfectly Placed For Access To Local Schools, Shops, Public Transport Links & Nearby Countryside
- Sought After Cul de Sac Location
- Entrance Hall & Cloakroom
- Sitting Room & Dining Room
- Kitchen/Breakfast Room & Utility Room
- 4 Bedrooms & Family Bathroom
- Extensive, Well Maintained Gardens To Front & Rear
- Double Garage
- Driveway Parking For Several Vehicles

Summary of Property

This superb family home occupies a fabulous plot, tucked away in this sought after Cul de Sac on the East side of town. Well presented throughout, this well balanced home, is ideally placed for access to the town centre, schools, parkland and public transport links, including the mainline train station at Backwell. Arranged over two floors the accommodation briefly comprises; Entrance Hall Cloakroom, Dining Room, Sitting Room, Kitchen/Breakfast Room and Utility Room, four Bedrooms and family Bathroom. Outside there are extensive, well maintained gardens to the front and rear, along with a Double Garage and Driveway parking for several vehicles.

Room Descriptions

Entrance Hall
Entered via UPVC double glazed composite door with full height matching glazed side panel. Doors to Cloakroom and Dining Room. Radiator.

Cloakroom
Vanity unit with inset hand wash basin with mixer taps and tiled splashbacks and concealed cistern low level W.C. Extractor fan and radiator.

Dining Room
14' 0" x 12' 3" (4.27m x 3.73m)
Large UPVC double glazed window to front. Radiator and door to Kitchen and Sitting Room. Stairs rise to first floor accommodation.

Sitting Room
14' 1" x 12' 2" (4.29m x 3.71m)
Inset electric coal effect fire with tiled surround and hearth. UPVC double glazed patio doors to rear. Radiator.

Kitchen
17' 0" x 7' 3" (5.18m x 2.21m)
Fitted with a range of wall and base units with wood effect roll edge work surfaces over. Inset one and a half ceramic sink and drainer with swan neck mixer tap over. Built in double electric oven, gas hob and extractor over. Radiator and two UPVC double glazed windows to rear. Wood effect vinyl flooring and opening to Utility Room.

Utility Room
Fitted with a range of wall and base units with roll edge work surface over. Space and plumbing for washing machine. Radiator and door to garage. UPVC double glazed door to rear. Wood effect vinyl flooring.

First Floor Landing
Doors to all Bedrooms, Family Bathroom and Airing Cupboard housing immersion tank. Radiator.

Bedroom One
14' 6" x 10' 4" (4.42m x 3.15m)
Fitted with a range of wardrobes, over bed units and vanity area. Radiator and UPVC double glazed window to rear.

Bedroom Two
10' 6" x 10' 4" (3.20m x 3.15m)
Storage cupboard. Radiator and UPVC double glazed window to front.

Bedroom Three
9' 3" x 9' 1" (2.82m x 2.77m)
Loft access and storage cupboard. Radiator and UPVC double glazed window to rear.

Bedroom Four
9' 4" x 8' 6" (2.84m x 2.59m)
Radiator and UPVC double glazed window to front.

Family Bathroom
Fully tiled and fitted with a white suite comprising: panel bath with thermostatic handheld shower, rainfall shower and glazed screen over and vanity unit with inset hand wash basin with mixer taps and low level W.C. Two UPVC double glazed frosted windows to side and tiled floor. Radiator and extractor.

Rear Garden
Fully enclosed buy timber panel fencing with gated side access to front. Predominately level laid to lawn with well stocked boarders. Large patio area with outside tap and water butts.

Front Garden
Laid to tarmac driveway provides parking for four cars. Laid to lawn area with mature shrubs creates privacy.

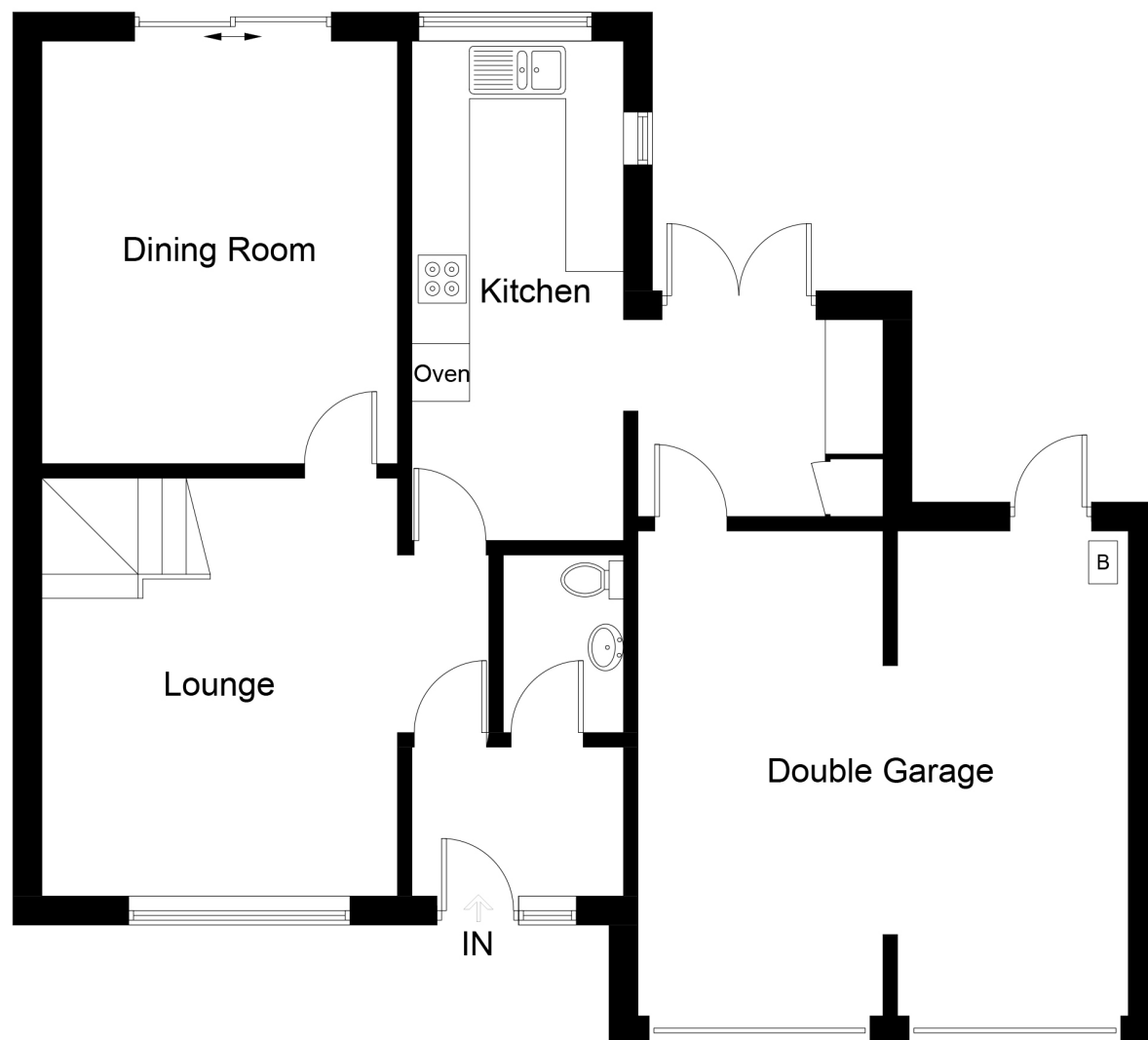
Double Garage

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: E

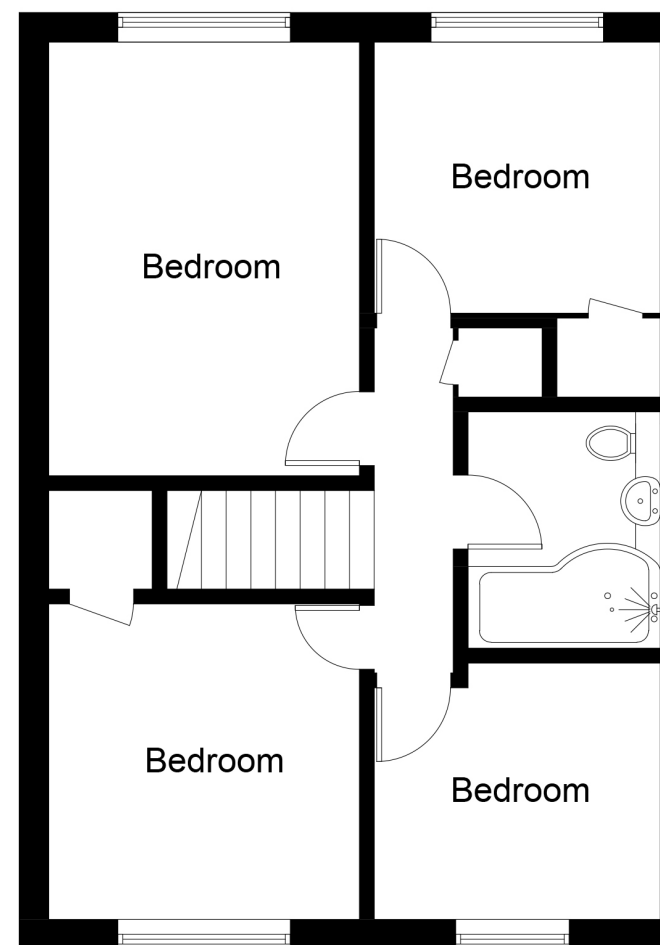


14 Spindleberry Grove

Approximate Gross Internal Area = 142.1 sq m / 1529 sq ft
(Including Double Garage)



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1254418
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