

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Jubilee Drive

Thornbury, Bristol, BS35 2YJ

£595,000



Council Tax: F



# 97 Jubilee Drive

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## Entrance

Via UPVC double glazed front door opening to:

## Porch

UPVC double glazed windows to front, tiled floor and further composite security locking door opening to:

## Hallway

Coved ceiling and staircase rising to first floor with useful storage cupboards under. Phone point and radiator.

## Cloakroom

WC, vanity unit incorporating wash hand basin and extractor fan. Heater towel rail.

## Lounge

18'8" x 17'7" (5.70m x 5.37m)

UPVC double glazed windows to front and side. Feature marble fireplace incorporating attractive flame effect electric fire with hearth. Coved ceiling and radiator. Glazed doors opening through to:

## Dining Room

12'6" x 8'10" (3.82m x 2.70m)

UPVC double glazed sliding patio doors to Conservatory, coved ceiling and radiator.

## Conservatory

12'0" x 8'11" (3.66m x 2.73m)

Substantial structure with UPVC double glazed windows overlooking rear garden with double glazed roof and French doors opening to block paved patio, tiled floor and light.

## Kitchen/Breakfast Room

12'5" x 16'7" (3.81m x 5.06m)

UPVC double glazed windows to rear, tiled floor and range of floor and wall units with contrasting granite worksurfaces incorporating induction hob with extractor hood over, stainless steel single drainer sink unit with water softener. Integrated Bosch dishwasher, 'AEG' fridge/freezer and double oven. Radiator.

## Utility Room/Studio

8'0" x 15'3" (2.46m x 4.67m)

UPVC double glazed window to rear. Obscure UPVC double

glazed door to rear garden. Floor and wall units with granite worksurfaces incorporating single drainer sink unit, plumbing for automatic washing machine, space for tumble dryer, wall mounted gas central heating boiler, tiled floor, radiator and door to integrated garage.

## Landing

Access to loft and linen cupboard and separate storage cupboard.

## Bedroom 2

12'0" x 15'5" (3.68m x 4.70m)

UPVC double glazed window to front. Range of built in wardrobes and radiator.

## Bedroom 1

11'7" x 15'5" (3.54m x 4.70m)

UPVC double glazed window to front. Range of built in wardrobes. Radiator.

## Ensuite

Obscure UPVC double glazed window and side, WC, vanity unit incorporating wash hand basin and large walk in shower enclosure incorporating electronic shower unit, fully tiled around. Heated towel rail.

## Bedroom 3

11'8" x 9'1" (3.58m x 2.78m)

UPVC double glazed window to rear. Radiator.

## Ensuite

Obscure UPVC double glazed window to side. WC, vanity unit incorporating wash hand basin, walk in shower enclosure. Heated towel rail.

## Bedroom 4

9'11" x 13'5" (3.04m x 4.09m)

UPVC double glazed window to front. Coved ceiling, wardrobe recess. Radiator.

## Bedroom 5

8'11" x 12'8" (2.73m x 3.88m)

UPVC double glazed window to rear. Wardrobe recess. Radiator.

#### Study/Bedroom 6

9'6" x 8'1" (2.91m x 2.48m)

UPVC double glazed window to rear. Radiator.

#### Bathroom

9'6" x 8'3" (2.90m x 2.52m)

Obscure UPVC double glazed window to rear. Suite comprising WC, wash hand basin and panelled bath with separate tiled shower enclosure.

#### Front Garden

Open plan lawn

#### Driveway

Block paved parking for 2 vehicles.

#### Double Garage

19'11" x 14'11" (6.09m x 4.56m)

Obscure UPVC double glazed windows to side and electric roller door to front. Wall mounted electric car charging point, controls and 8.2kw battery for solar panels.

#### Rear Garden

Totally enclosed, private and secluded West facing rear garden that has been thoughtfully planted with numerous establish shrubs and bushes. All weather power socket. There is a feature fishpond and steps down to a South facing sunken patio with small vegetable plot and access back to a gently sloping lawn.

#### Side Garden

Lawned with established shrubs and aluminium framed green house. Double gate provides secure parking on a paved area for motorhome or similar.

#### Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding;

#### Anti Money Laundering

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



## Road Map



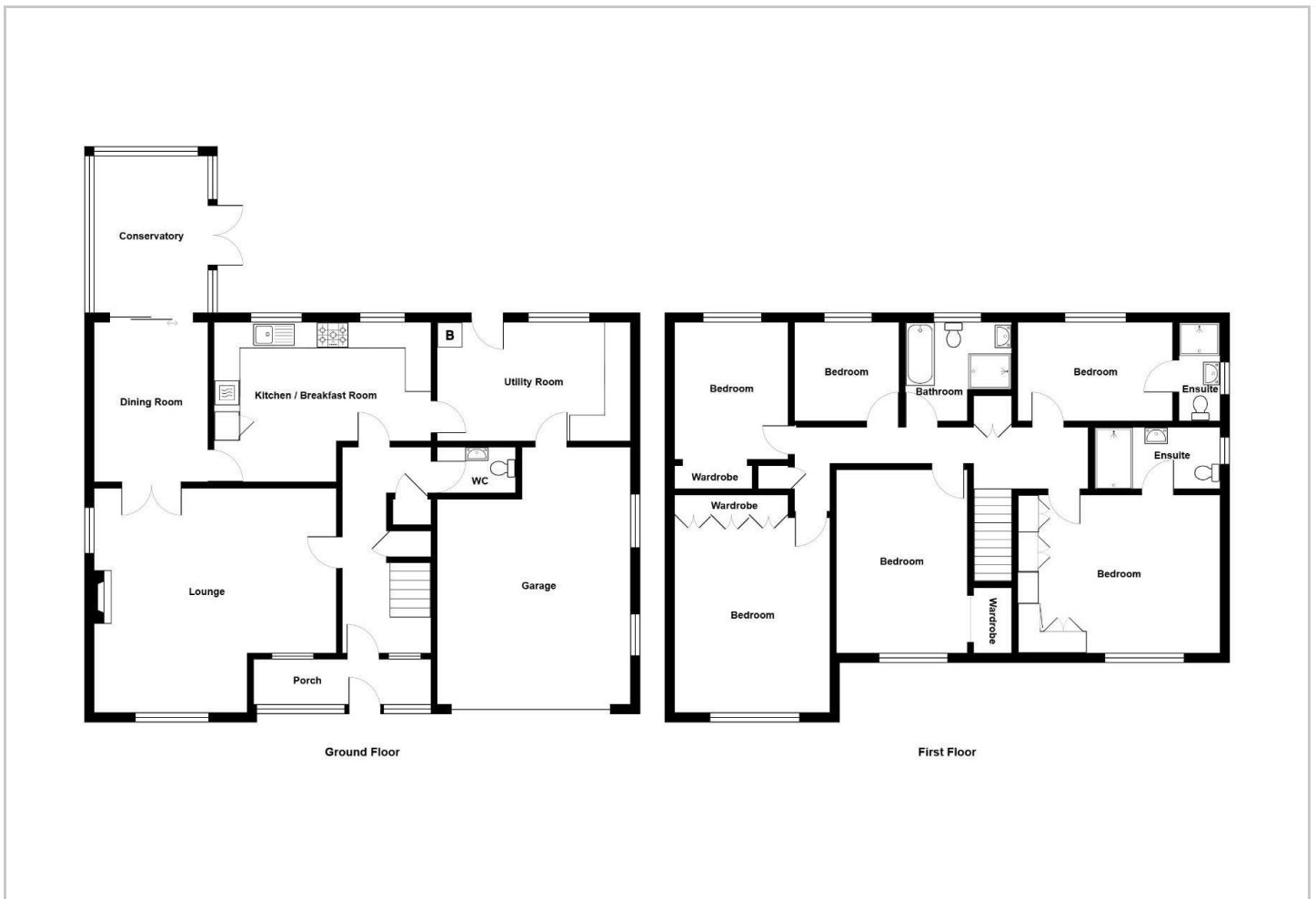
## Hybrid Map



## Terrain Map



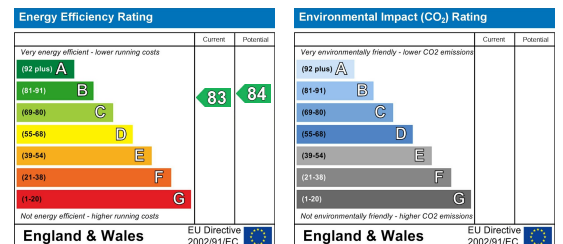
## Floor Plan



## Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.