

HUNTERS®

HERE TO GET *you* THERE



Southlands

Tytherington, GL12 8QF

Offers Over £390,000



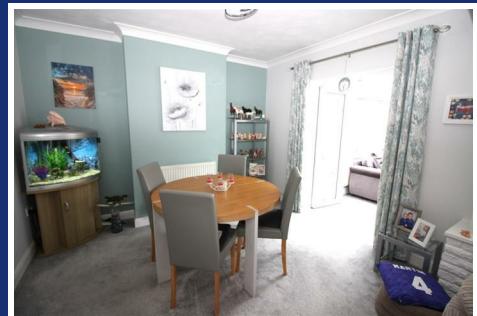
Council Tax: A



11 Southlands

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Offers Over £390,000



Rarely do we enjoy the privilege of offering such a fabulous property For Sale. This truly is a genuine home that has been thoughtfully extended and tastefully maintained by a very "House proud" couple who have been in residence for over 25 years. Everything has been considered in upgrading and presenting the house to its absolute full potential. With all mod cons to include energy saving solar panels and a garden to die for, this tremendous family home warrants a prompt and detailed internal viewing.

Entrance

Via open fronted porch with quarry tiled floor to obscure double glazed front door opening to doorway.

Hallway

Stained and leaded full length double glazed window to the side of the front door. This is a spacious reception area with staircase rising to first floor. Radiator.

Lounge

10'11" x 15'10" (3.35m x 4.84m)
UPVC double glazed sliding patio doors opening to the rear, Radiator and archway opening to;

Dining Area

10'11" x 9'8" (3.33m x 2.97m)
UPVC double glazed French doors opening to Sun Lounge, Radiator

Sun Lounge

9'2" x 8'5" (2.80m x 2.57m)
Substantial structure with UPVC double glazed windows overlooking rear garden and French doors opening to the patio. Radiator

Kitchen

12'10" x 6'11" (3.93m x 2.12m)
UPVC double glazed window to front, extensive range of various floor and wall units with contrasting work surfaces incorporating single drainer sink unit, integral double oven and four ring ceramic hob with extractor hood over, tiled splashbacks.

Utility Room

13'1" x 8'10" (4m x 2.71m)
Obscure UPVC double glazed doors to both front and rear, range of base units with contrasting work surfaces incorporating washing machine, space for tumble dryer, fridge and radiator.

Cloakroom

Obscure UPVC double glazed window to front, WC and wash hand basin, Radiator

Landing

UPVC double glazed window to front, access to loft

Bathroom

Obscure UPVC double glazed window to side, modern white suite comprising WC, vanity unit with inset wash hand basin, panelled bath, tiled walls incorporating double headed shower unit and heated towel rail

Bedroom One

13'8" 12'11" (4.19m 3.94m)
UPVC double glazed window to rear, built in wardrobes, Radiator

Bedroom Two

11'11" (max) x 10'11" (3.64m (max) x 3.34m)
UPVC double glazed window to rear, built in linen cupboard, wardrobes and Radiator

Bedroom Three

10'7" x 6'10" (3.23m x 2.10m)

UPVC double glazed window to front, open fronted wardrobe, Radiator

Front Garden

Enclosed lawn with established shrub hedging and gate leading to front door

Rear Garden

Beautifully landscaped and meticulously tended garden backing directly onto open land comprising attractively paved patio and generous lawn with flower beds, borders, timber shed, aluminum greenhouse and raised composite decking. Oil tank.

Garage

20'4" x 9'6" (6.20m x 2.92m)

Up and over door to front, UPVC double glazed window to rear, internal door opening to Utility Room. Power and light, workbench and shelving, Oil fired central heating boiler.

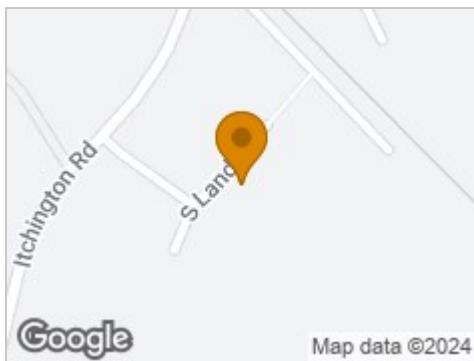
Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band A



Road Map



Hybrid Map



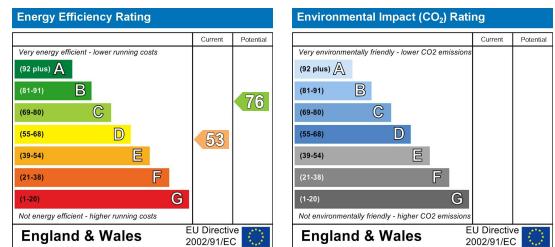
Terrain Map



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.