

# HUNTERS®

HERE TO GET *you* THERE



## Red Admiral Way

Thornbury, BS35 1FH

Offers Over £500,000



Council Tax: F



# 23 Red Admiral Way

Thornbury, BS35 1FH

Offers Over £500,000



## Entrance

Via canopy porch to composite security locking front door that opens to

## Hallway

Staircase rising to first floor with useful storage cupboard under, radiator

## Cloakroom

W.C, wash hand basin and extractor fan. Radiator

## Study

8'5" x 6'7" (2.58m x 2.03m)

uPVC double glazed window to front and radiator

## Lounge

17'8" x 12'4" (5.40m x 3.77m)

uPVC double glazed bay window to front. 2 x radiators

## Kitchen/diner

28'2" (max) x 10'6" (max) x 3'13m)

uPVC double glazed windows and French doors incorporating feature walk in bay opening to the rear garden. Second set of French doors also opening to the rear. Range of various floor and wall units with work surfaces incorporating sink unit, integral oven and 4 ring gas hob with extractor fan over. Integral dishwasher and fridge/freezer. 2 x radiators

## Utility Room

5'7" x 5'3" (1.72m x 1.62m)

Double glazed door to side incorporating cat flap. Wall and base units with single drainer sink unit, plumbing for washing machine, wall mounted gas central heating boiler and under plinth warm air heater

## Landing

Access to loft, airing cupboard and radiator

## Bedroom 1

13'2" x 11'8" (4.02m x 3.56m)

uPVC double glazed windows to both front and side. Built in sliding mirror door wardrobe and radiator

## En-Suite

W.C, wash hand basin and tiled shower enclosure, extractor fan and radiator

## Bedroom 2

10'7" x 9'11" (3.25m x 3.03m)

uPVC double glazed window to rear and radiator

## Bedroom 3

13'4" (max) x 9'5" (4.08m (max) x 2.89m)

uPVC double glazed window to front, built in cupboard and radiator

## Bedroom 4

12'0" x 8'8" (3.66m x 2.66m)

uPVC double glazed window to rear and radiator

## Bathroom

Obscure uPVC double glazed window to rear, white suite comprising; W.C, wash hand basin, panelled bath with tiled walls and shower attachments over. Radiator

## Front Garden

Small lawn with shrub hedging and borders

## Rear Garden

Enclosed secure and private lawned garden with decked area and small patio at the side with gate providing access to the garage and parking

Tel: 01454 411522



Garage

Single detached garage with up and over door, power and light

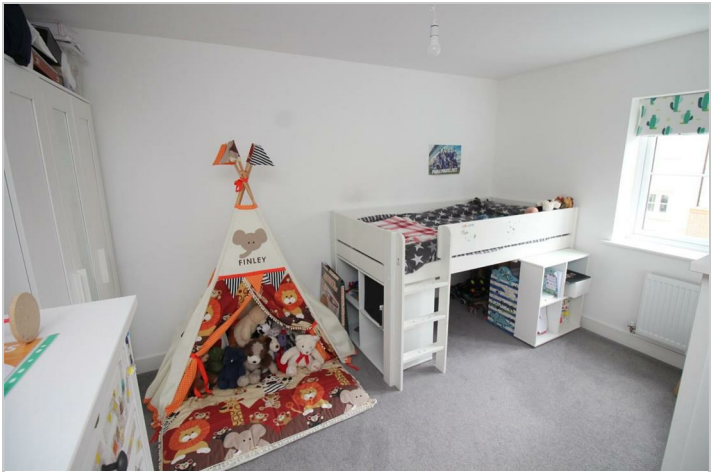
Parking

Hard standing at the side of the house for two side by side vehicles

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire band F



Road Map



Hybrid Map



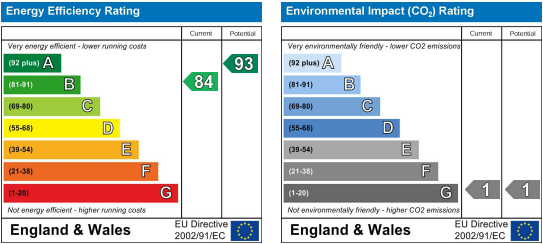
Terrain Map



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.