

# HUNTERS®

HERE TO GET *you* THERE



## Bockenem Close

Thornbury, BS35 2XH

£525,000



Council Tax: F



# 14 Bockenem Close

Thornbury, BS35 2XH

£525,000



Occupying an established cul-de-sac position on this sought after residential development, we are delighted to offer this tremendous family home. Providing traditionally arranged accommodation with separate receptions, this super property provides a stylish interior that has been tastefully upgraded and improved. Features of particular note include gas central heating, Upvc double glazing, conservatory, cloakroom and en-suite, whilst there is a double integral garage and for your comfort there are two independent air-conditioning units. Viewings keenly encouraged..... NO CHAIN!

## Entrance

Via canopy porch to attractive double glazed composite front door opening to

## Hallway

Staircase rising to the first floor with useful storage cupboard under. Radiator

## Cloakroom

Obscure wood grain effect uPVC double glazed window to front, W.C, wash hand basin and radiator

## Lounge

15'7" x 11'4" (4.76m x 3.46m)

Wood grain effect upVC double glazed bay window to front. Contemporary feature fireplace incorporating living flame gas fire. Concealed radiator

## Dining/Living Room

19'1" x 9'1" (5.84m x 2.79m)

Wood grain effect uPVC double glazed window to rear with double glazed sliding patio doors opening to conservatory. Wall mounted air conditioning unit and 2 x radiators

## Conservatory

9'1" x 8'0" (2.77m x 2.45m)

Substantial structure to the rear of the property with uPVC double glazed windows overlooking the rear garden. Double glazed roof and French doors opening to the rear garden

## Kitchen/utility

16'2" (max) x 10'9" (max) (4.95m (max) x 3.30m (max))

Wood grain effect uPVC double glazed window to rear. Extensive range of floor and wall units with contrasting work surfaces that incorporate a sink unit with mixer taps. Various integral appliances that include double oven, microwave, 4 ring hob with extractor hood over, dishwasher and washing machine. Wall mounted cupboard housing gas central heating boiler. Breakfast bar and uPVC double glazed door to rear. Radiator

## Landing

Access to loft and large airing cupboard

## Bathroom

Obscure Wood grain effect uPVC double glazed window to rear. White suite comprising W.c. vanity unit incorporating wash hand basin and panelled bath with tiled walls and shower over. Heated towel rail

## Bedroom 1

12'0" x 11'0" (3.68m x 3.37m)

Wood grain effect uPVC double glazed window to rear. Range of built in wardrobes, wall mounted air-conditioning unit and radiator

## En-Suite

Obscure Wood grain effect uPVC double glazed window to rear, white suite comprising W.C, vanity unit incorporating wash hand basin and Jacuzzi bath with shower attachments. Tiled around and heated towel rail

## Bedroom 2

11'11" x 10'0" (3.64m x 3.05m)

Wood grain effect uPVC double glazed window to front, built in wardrobe and radiator

## Bedroom 3

10'9" x 7'10" (3.30m x 2.40m)

Wood grain effect uPVC double glazed window to rear and radiator

## Bedroom 4

8'2" x 7'3" (2.51m x 2.22m)

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

## Rear Garden

Established and enclosed private rear garden that has been laid to lawn with various established shrubs and borders. Raised patio, flower beds, small summer house, all weather shed, water tap and side access

## Front Garden

Open plan lawn

## Garage

Double integral garage with dual electric roller doors. Power, light and side personal door opening to rear garden

## Parking

Hardstanding in front of the garage for two vehicles.

## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire band F

## Anti-Money Laundering Regulations

"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"



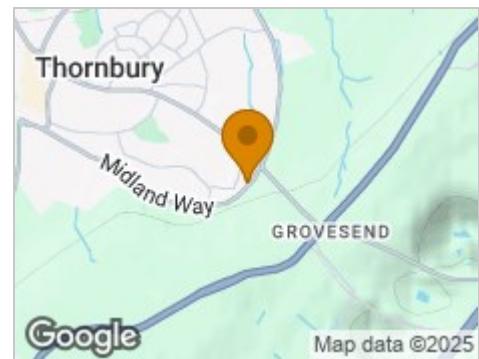
## Road Map



## Hybrid Map



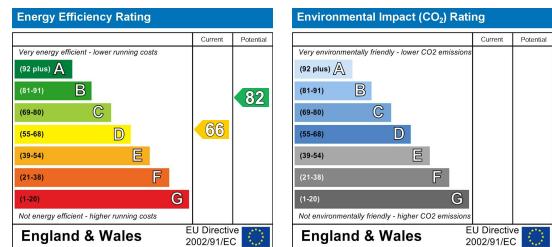
## Terrain Map



## 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.