

HUNTERS®

HERE TO GET *you* THERE



35 Meadow Meadow Brown Close Thornbury BS35 1FE

Asking Price £450,000



PRICE REDUCED..... NO CHAIN (Must be Sold!) Constructed by Messers Linden Homes circa November 2019, this very stylish family home provides bright, light and welcoming accommodation that is both low maintenance and easy to manage. Comprising large kitchen/diner, generous living room and cloakroom on the ground floor, at first floor level you will find four well proportioned bedrooms (the master with en-suite) and family bathroom. Complimented by gas central heating, double glazing, an extremely private rear garden and garage, we are keen to encourage early appointments to view. EPC Band B



Introduction

Constructed by Messers Linden Homes circa November 2019, this very stylish family home provides bright, light and welcoming accommodation that is both low maintenance and easy to manage. Comprising large kitchen/diner, generous living room and cloakroom on the ground floor, at first floor level you will find four well proportioned bedrooms (the master with en-suite) and family bathroom. Complimented by gas central heating, double glazing, an extremely private rear garden and garage, we are keen to encourage early appointments to view. EPC Band B

Entrance

Via security locking front door opening to

Hallway

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

Cloakroom

Obscure double glazed window to front, W.C, wash hand basin and radiator

Living Room 15'10" x 11'1" (4.83m x 3.39m)
Double glazed window to front and 2 x radiators

Kitchen/diner 19'9" x 14'4" (6.04m x 4.37m)
Double glazed window to rear with double glazed French doors opening to rear garden. Extensive range of attractive "High gloss" floor and wall units with contrasting work surfaces incorporating sink unit with mixer taps. Integral dishwasher, washer/dryer, fridge/freezer, oven and 4 ring gas hob with extractor hood over. 2 x radiators

Landing

Airing cupboard, access to loft and radiator

Bedroom 1 12'11" x 11'4" (3.95m x 3.46m)
Double glazed window to front and radiator

En-Suite
Suite comprising W.C, wash hand basin and large tiled shower enclosure and radiator

Bedroom 2 10'5" x 9'4" (3.20m x 2.86m)
Double glazed window to rear and radiator

Bedroom 3 10'2" x 7'1" (3.10m x 2.16m)
Double glazed window to rear and radiator

Bedroom 4 10'2" x 9'6" (3.10m x 2.92m)
Double glazed window to front and radiator

Bathroom

White suite comprising W.C, wash hand basin and paneled bath with shower and glass screen. Tiled walls and radiator

Rear Garden

Enclosed private garden that is laid to lawn with small patio and decked area with outside water tap and side gate to garage

Garage

Single detached garage with up and over door, power and light. Electric car charging point.

Parking

Hardstanding on driveway for 2 vehicles.

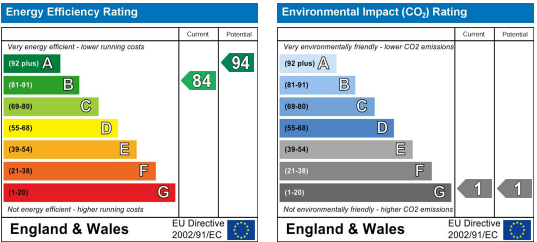
Area Map



Floor Plans



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.