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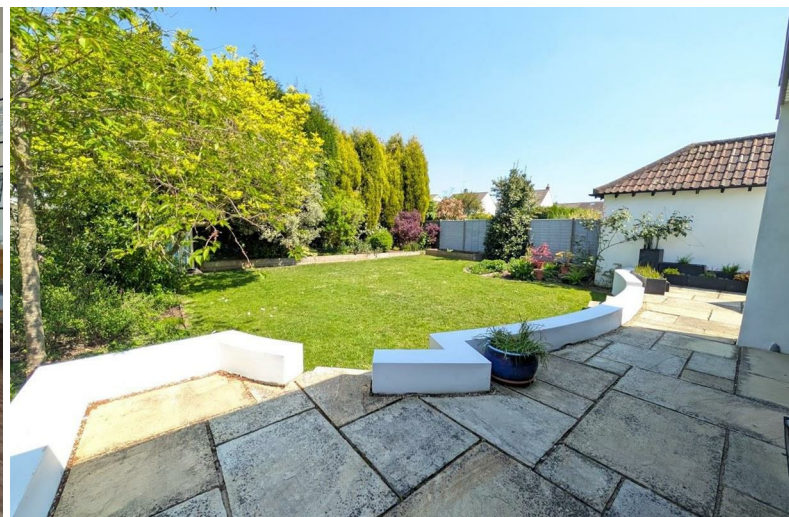
Florence Park

Almondsbury, BS32 4HE

£799,950



Council Tax: F



9 Florence Park

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If you are in search of a traditional character home that affords space and practicality, then this delightful detached house offers the perfect blend of both comfort and style. With an impressive layout, the property boasts flexible and versatile accommodation with separate receptions and home office/study. However, the heart of the home is undoubtedly the magnificent kitchen/diner/family room, that with bi fold doors opening directly onto the private rear garden, make it the ideal place for family gatherings and entertaining. The residence features four well-proportioned bedrooms ensuring that there is plenty of room for family members or guests. Additionally, it is worth mentioning that the master bedroom enjoys an en-suite, whilst there is a modern family bathroom that has been thoughtfully designed to cater to the needs of a busy household. For those with vehicles, the property offers a detached garage and parking for up to three vehicles. The outdoor space surrounding the house provides a lovely setting for enjoying the fresh air, whether it be for gardening, play, or simply unwinding after a long day. This home in Florence Park is not just a property; it is a lifestyle choice, offering a peaceful environment while being conveniently located near local amenities and transport links.

Entrance

Via security locking composite front door that opens to

Porch

Obscure double glazed windows to front and side with tiled floor and further double glazed door leading through to

Hallway

Spacious reception area with staircase rising to first floor. Radiator

Lounge

16'10" x 11'4" (5.15m x 3.47m)

Double glazed window to front, coved ceiling and feature gas fire in the style of a traditional woodburning stove. Built in cupboards and shelving fitted across one wall. Vertical radiator

Sitting Room

13'0" x 11'11" (3.98m x 3.65m)

Double glazed bay window to front incorporating window seat. Coved ceiling and radiator

Kitchen/diner/Family Room

22'4" 19'0" (6.82m 5.80m)

Double glazed bi-fold doors opening onto rear patio. Double glazed skylight. Comprehensive range of fitted floor and wall units with contrasting work surfaces incorporating central island/work station. Single drainer sink unit with integral dishwasher, induction hob, microwave and double oven. 2 x radiators

Utility Room

11'11" x 5'2" (3.65m x 1.60m)

Stable door to rear patio. Base and wall units incorporating work surfaces with sink unit, plumbing for washing machine and useful storage cupboard/pantry

Cloakroom

Obscure double glazed window to rear. W.C, vanity unit incorporating wash hand basin. Heated towel rail

Home Office/Study

11'10" x 6'5" (3.63m x 1.98m)

Double glazed window to side, shelving and radiator

First Floor Landing

Built in linen cupboard and airing cupboard housing gas central heating boiler. Access to loft

Bedroom 1

14'2" x 12'0" (4.33m x 3.66m)

Double glazed windows to rear and radiator

Dressing Room

11'5" x 5'10" (3.50m x 1.80m)

LED lighting

En-Suite

Obscure double glazed window to rear. White suite

Tel: 01454 411522

comprising W.C, vanity unit that incorporates wash hand basin and tiled shower enclosure. Heated towel rail

Bedroom 2

11'3" x 10'7" (3.45m x 3.24m)

Double glazed window to front and radiator

Bedroom 3

11'9" x 7'10" (3.60m x 2.40m)

Double glazed window to front and radiator

Bedroom 4

9'0" x 7'11" (2.75m x 2.43m)

Double glazed window to front and radiator

Bathroom

Obscure double glazed window to rear. White suite comprising W.C, wash hand basin and panelled bath with separate tiled shower enclosure. Extractor fan and radiator

Front Garden

lawn with beds and borders

Rear Garden

Enclosed, private and secure garden laid to lawn with established conifer screening and various established shrubs and bushes that includes an established Magnolia and Flowering Cherry tree. There is a raised planter and attractive herb bed. Immediately to the side and rear of the

property there is a raised patio with water tap, side access and door to garage

Gym

14'10" x 8'9" (4.53m x 2.67m)

Partitioned off at the rear of the garage with double glazed window to rear, power and light

Garage

Single detached garage with electric roller door. double glazed French doors opening to rear garden/patio

Parking

Hardstanding on block paved driveway for 3 vehicles

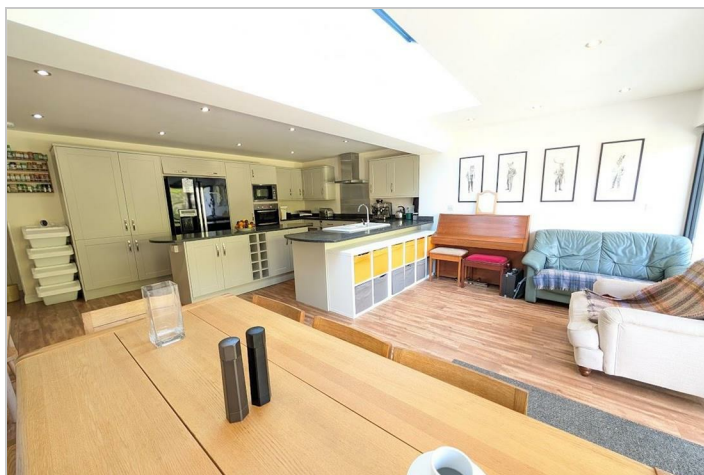
Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire band F

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



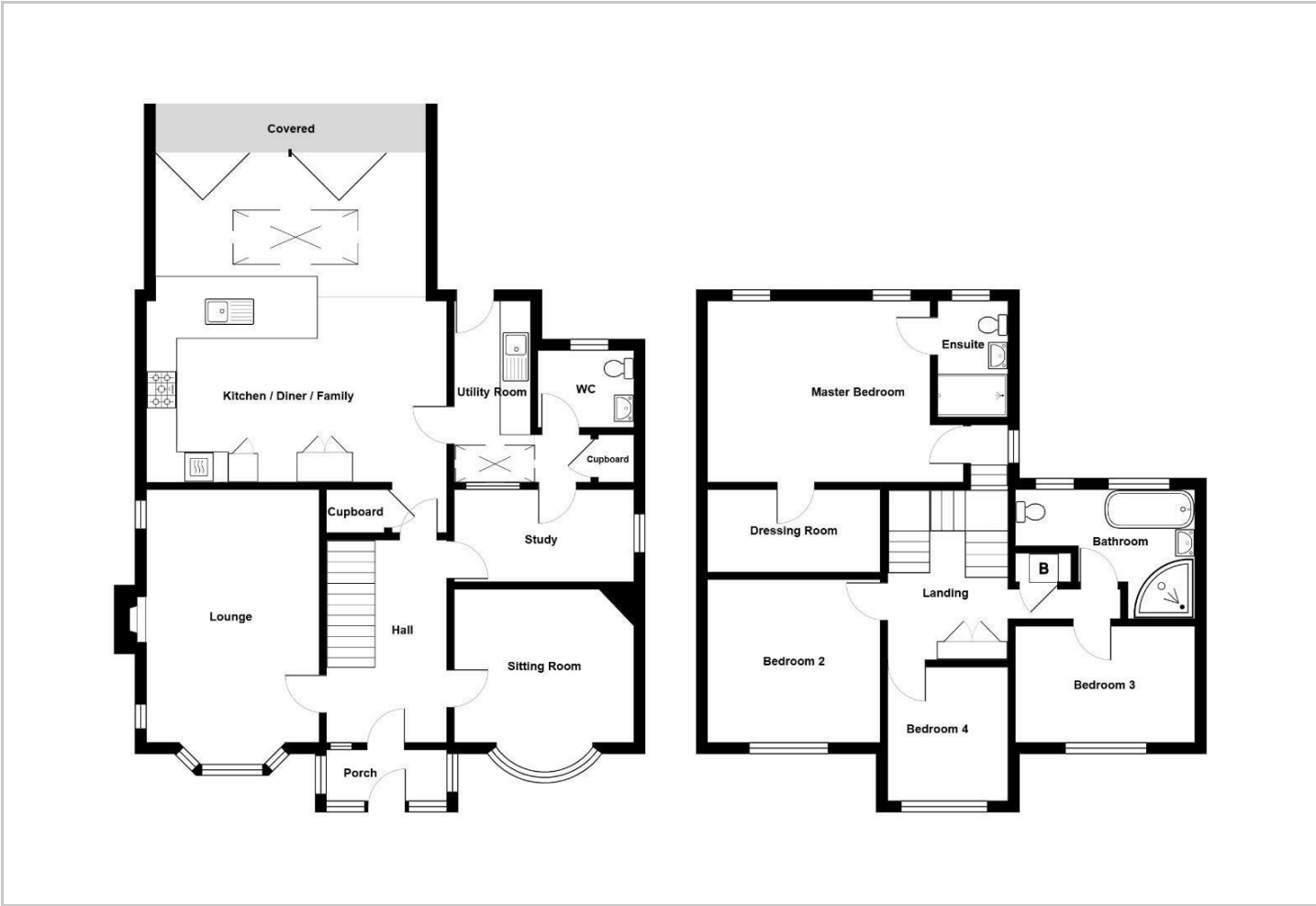
Hybrid Map



Terrain Map



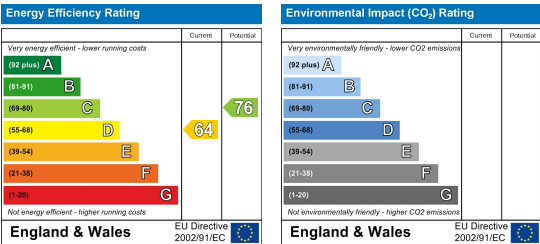
Floor Plan



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.