

HUNTERS[®]

HERE TO GET *you* THERE



Bristol Road

Falfield, GL12 8DF

£850,000



Council Tax: G



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£850,000



Entrance

Via double glazed front door opening to

Porch

11'5" x 6'10" (3.48m x 2.10m)

Double glazed windows to front. Exposed stone and brick wall, double doors opening to

Reception Hallway

10'2" x 9'10" (3.12m x 3.0m)

Coved ceiling, radiator and double doors providing access to staircase that rise to first floor

Cloakroom

Obscure upvc double glazed window to front, wash hand basin and radiator

Kitchen

19'8" x 9'10" (6.0m x 3.0m)

uPVC double glazed window overlooking fields at the rear. Coved ceiling and range of floor and wall units with contrasting quartz work surfaces with stainless steel sink unit. Plumbed for washing machine, space for tumble dryer, dishwasher, fridge/freezer and cooking range. Large walk in pantry

Family Room/Sun Lounge

22'11" x 12'5" (7.0m x 3.80m)

uPVC double glazed windows to side and rear. Ceramic tiled floor, exposed feature stone wall, 2 x radiators and French doors opening to;

Living Room

21'7" x 16'6" (6.59m x 5.03m)

uPVC double glazed window to front, coved ceiling, feature brick fireplace incorporating wood burning stove. Under stairs storage cupboards and 2 x radiators

Landing

Coved ceiling and access to loft

Bathroom

W.C, wash hand basin and panelled bath with electric shower over. Radiator

Bedroom 1

16'0" x 9'11" (4.90m x 3.03m)

uPVC double glazed windows to side and rear with views across the adjacent fields,. Built in chests and wardrobes, radiator

En-Suite

W.C, vanity unit incorporating wash hand basin with shower enclosure. Heated towel rail

Bedroom 2

10'4" x 9'10" (3.17m x 3.0m)

uPVC double glazed window to side with secondary double glazing, built in cupboard and radiator

Bedroom 3

11'1" x 8'11" (3.39m x 2.73m)

uPVC double glazed window to front with secondary double glazing, radiator

Bedroom 4

10'0" x 9'10" (3.07m x 3.02m)

uPVC double glazed window window to front with additional secondary glazing. Airing cupboard and radiator

En-Suite

Obscure uPVC double glazed window to front. White suite comprising W.C, vanity unit incorporating wash hand basin and panelled bath with shower over. Radiator

Garden

Paved patio backing onto open fields and small copse with raised planters, lawned area, hot tub, two timber sheds, timber gym/potential home office with double glazed sliding patio doors to the front and side. Concealed oil tank for central heating. B-B-Q, water tap and external oil fired central heating boiler

ANNEX

Porch

uPVC double glazed structure with further double glazed door opening to;

Kitchen/Diner/Living room

36'6" x 20'9" (11.13m x 6.35m)

uPVC double glazed windows overlooking a meadow and small copse at the rear. uPVC double glazed bi-fold doors opening onto patio which also enjoys a fabulous rural view at the rear. Double glazed skylight. Karndean flooring with extensive range of floor and wall units with quartz work surfaces that incorporate sink unit with independent hot water heater in cupboard under. Large central work station/b'fast bar with induction hob and extractor hood. Two built in ovens, integral microwave, and dishwasher. Plumbed for washing machine, space for fridge/freezer and tumble dryer. 3 x radiators

Tel: 01454 411522

Conservatory

17'8" x 8'5" (5.40m x 2.58m)

uPVC double glazed windows to the side and rear with double glazed roof and French doors opening to the side. Radiator

Lounge

20'6" x 14'10" (6.25m x 4.54m)

uPVC double glazed window to front, coved ceiling and feature stone fireplace with marble hearth incorporating log burner effect electric heater. 2 x radiators and double doors opening to rear

Office/Inner Hallway

11'11" x 10'0" (3.65m x 3.05m)

uPVC double glazed window to rear, sliding door cupboard and radiator

Cloakroom

Obscure uPVC double glazed window to front, W.C, wash hand basin, under stairs storage cupboard and electric radiator

Landing

Bedroom 1

10'7" x 9'8" (3.25m x 2.95m)

Upvc double glazed windows to side and rear with secondary double glazing, views to the rear, coved ceiling and radiator

Dressing Room

8'7" x 6'9" (2.62m x 2.08m)

Large walk in room with radiator

En-Suite

10'0" x 9'3" (3.06m x 2.84m)

Upvc double glazed window to rear, white suite comprising dual (his & hers) vanity units incorporating wash hand basins, W.C., large walk in shower enclosure and radiator

Bedroom 2

10'5" x 10'2" (3.18m x 3.10m)

Upvc double glazed windows to front and side. Radiator

En-Suite

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

Garden

Easy to manage low maintenance gravelled garden backing directly onto established hedged area and copse. Covered seating area. Outside electric power points

Parking

Extensive secure car parking for at least a dozen vehicles on a tarmac driveway with additional gated area providing further parking for an additional car/boat or caravan

Additional Garden

Beyond the main house and parking area there is a secluded and established wooded area backing directly onto open fields. this is in the process of being re-seeded to create a lawned area

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; Band G

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



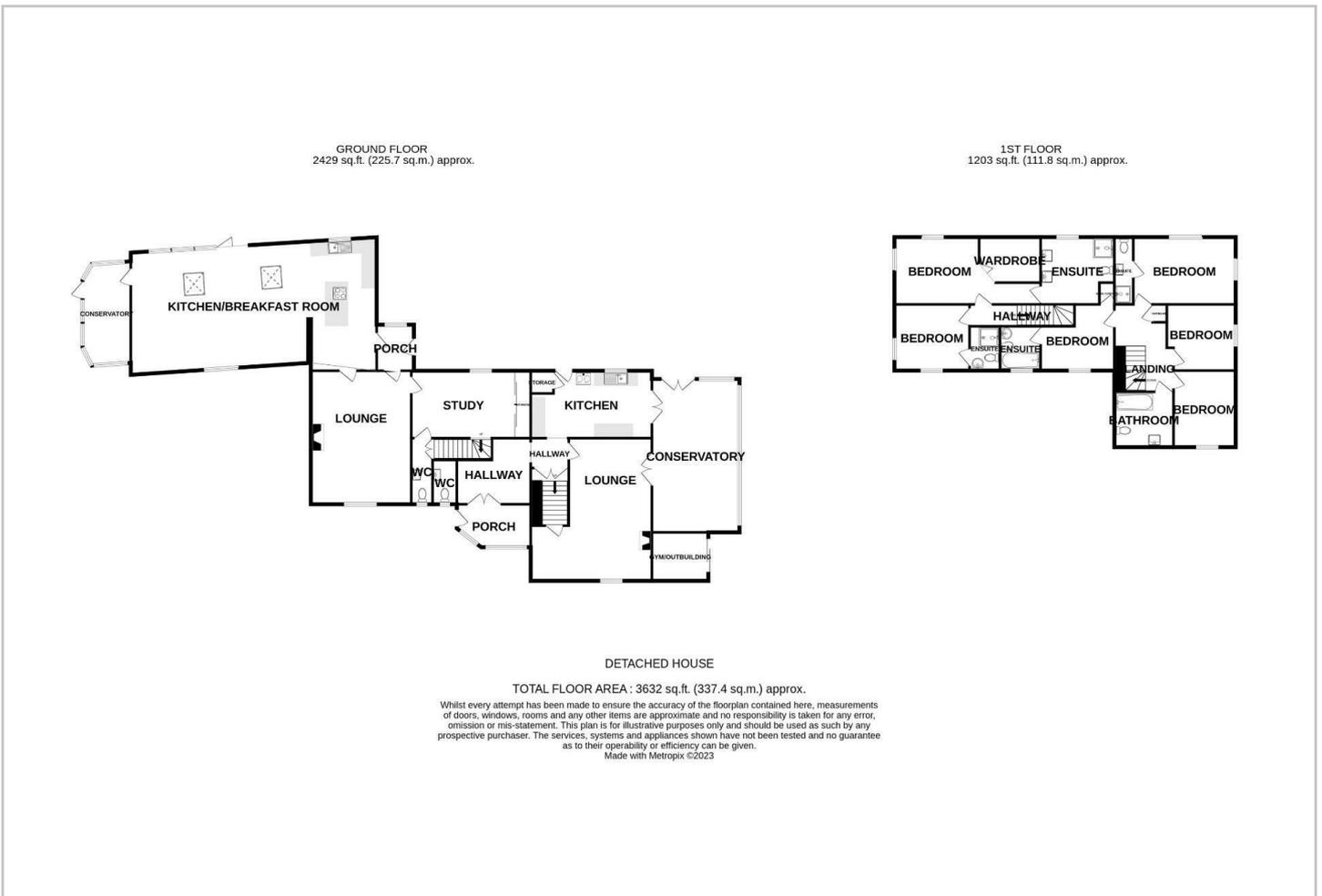
Hybrid Map



Terrain Map



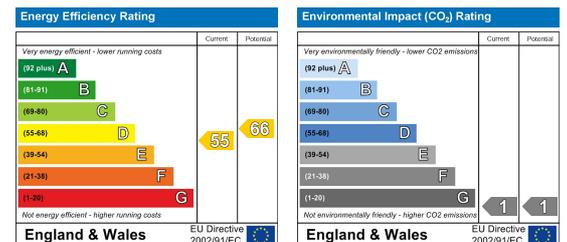
Floor Plan



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.