

HUNTERS®

HERE TO GET *you* THERE



Karen Drive

Backwell, BS48 3JS

£550,000



Council Tax: F



62 Karen Drive

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£550,000



Porch

Double glazed entrance door, door to:

Hallway

Radiator, built-in storage cupboard, door to:

Living Room

16'6" x 13'7" (5.03m" x 4.14m")

Double glazed window to front, radiator, wall light points, door to:

Dining Room

11'9" x 9'1" (3.58m" x 2.77m")

Radiator, opening into conservatory and door to kitchen.

Conservatory

21'3" x 9'3" (6.48m" x 2.82m")

UPVC double glazed conservatory with windows overlooking the rear garden, double glazed roof, double glazed door to garden, radiator.

Kitchen-Breakfast Room

13'1" x 11'9" (3.99m" x 3.58m")

Double glazed window to rear and double glazed door to conservatory. Fitted with a matching range of wall and base units with worktop space over, matching breakfast bar, one and a half bowl sink unit with mixer taps, space for fridge/freezer, built-in eye level oven and hob with pull out extractor hood, plumbing for slimline dishwasher, tiled surround, vinyl flooring, radiator.

Master Bedroom

12'8" x 9'8" upto wardrobes (3.86m" x 2.95m" upto wardrobes)

Double glazed window to rear, radiator, wall light

points, fitted bedroom suite with wardrobes drawers and dressing table, door to:

Ensuite

5'10" x 5'7" (1.78m" x 1.70m")

Double glazed window to side, fitted suite with corner shower cubicle with shower over, vanity wash hand basin and closed WC, heated towel rail, tiled surround, vinyl flooring.

Bedroom 2

12'8" x 9'9" max (3.86m" x 2.97m" max)

Double glazed window to rear, radiator, range of built-in wardrobes with overhead storage.

Bedroom 3

11'9" x 8'5" max (3.58m" x 2.57m" max)

Double glazed window to front, radiator.

Shower Room

8'9" x 8'8" (2.67m" x 2.64m")

Double glazed window to side, fitted suite with corner double shower cubicle with shower over, vanity wash hand basin and closed WC, heated towel rail, tiled surround, vinyl flooring.

Double Garage

17'8" x 17'6" (5.38m" x 5.33m")

With electric up and over door, power and light connected, space for utilities.

Outside

The driveway is laid to stone chippings providing parking for two vehicles, paved pathway leads to the entrance and a side gate leads to the rear garden. The front gardens comprises a mature well stocked flower and shrub garden, enclosed by tress and

hedging. The private enclosed rear gardens are mainly laid to lawn with well stocked flower and shrub borders, a pleasant paved sun patio to sit and relax, there is a side garden with two storage sheds.

Agent Notes

Council Tax Band F.



Road Map



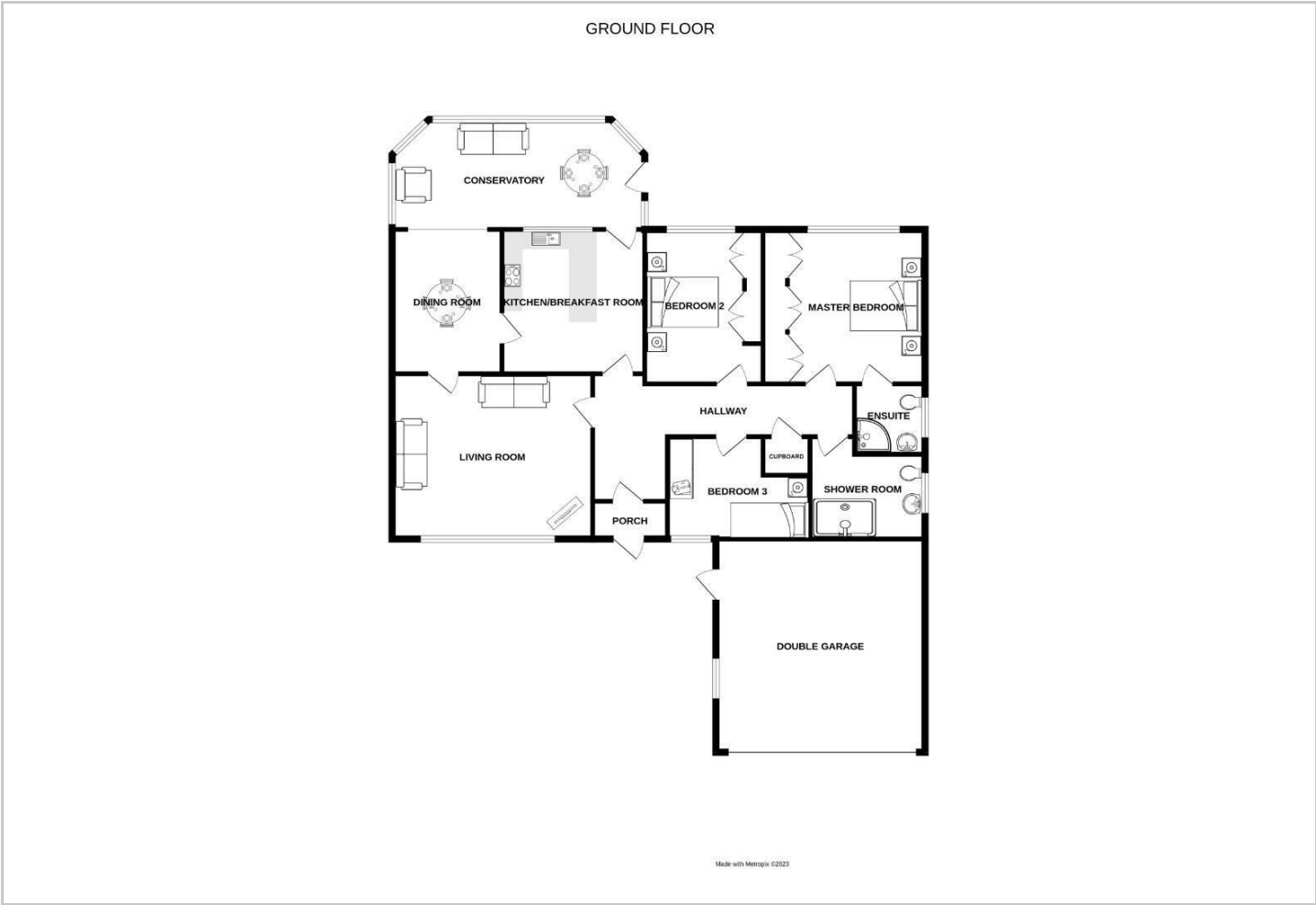
Hybrid Map



Terrain Map



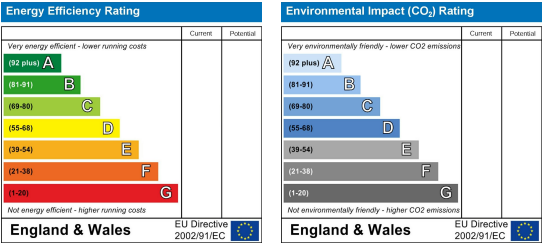
Floor Plan



Viewing

Please contact our Hunters Portishead Office on 01275 840 600 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.