

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Meadow Mead

Frampton Cotterell, BS36 2BE

Guide Price £530,000



This detached family home situated in a sought after cul de sac location in need of some cosmetic updating is being offered for sale with No Upward Chain. The property boasts 4 double bedrooms, modern bathroom and wet room, lounge, dining room kitchen and utility room. Further benefits include Garage, parking and gardens to both front and rear. Early internal inspection strongly advised.



## ENTRANCE HALL

Stairs to 1st floor, cupboard housing oil boiler, door into garage, radiator, further doors into

## WET ROOM

Double glazed window to the side, walk in shower, wash hand basin, low level WC, tiled to wall and floor area, heated towel rail.

## LOUNGE 15'0"x 13'6" (4.57x 4.11)

Double glazed window to the front, two radiators, stone feature open fireplace.

## DINING ROOM 11'10" x 10'7" (3.61 x 3.23)

Double glazed patio doors to the rear, radiator, serving hatch to the kitchen.

## KITCHEN 11'2" x 8'8" (3.40 x 2.64)

Double glazed window to the rear, range of wall, drawer and base units with work surface over, part tiled walls, 1.5 sink unit, induction hob with extractor fan over, built in double oven, integrated fridge, breakfast bar, radiator, door into

## UTILITY ROOM

Wall and base units with work surface over, washing machine and dishwasher and space for freezer or tumble dryer. Door and double glazed window to the rear.

## FIRST FLOOR LANDING

Double glazed window to the side, radiator, airing cupboard, access to loft space. Doors into

## BEDROOM ONE 13'11" x 13'4" (4.24 x 4.06)

Double glazed window to the front, radiator, built in wardrobes, units, drawers and dressing table.

## BEDROOM TWO 11'11" x 10'7" (3.63 x 3.23)

Double glazed window to the rear, radiator.

## BEDROOM THREE 13'5" x 8'10" (4.09 x 2.69)

Double glazed window to the front, radiator.

## BEDROOM FOUR 11'3" x 8'7" (3.43 x 2.62)

Double glazed window to the rear, radiator, walk in cupboard with light.

## BATHROOM

Double glazed window to the side, white suite comprising bath, tiled shower cubicle, vanity wash hand basin, storage cupboard with work surface over, WC, heated towel rail, ceiling spotlights, tiled walls.

## OUTSIDE

The front garden is laid to lawn with bushes and shrubs.

The enclosed south facing rear garden is mainly laid to lawn with raised rockery, patio, trees bushes and garden shed, greenhouse and gated access to the front.

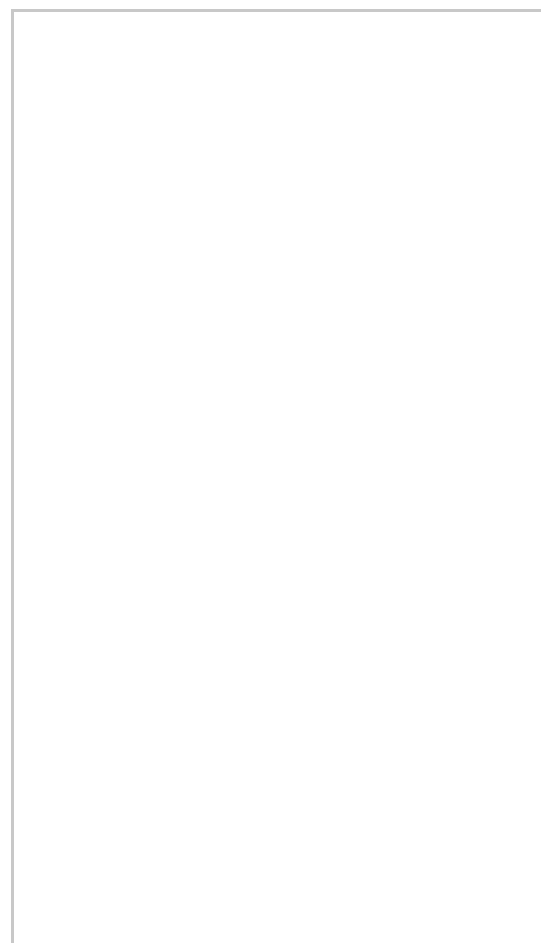
## GARAGE

There is a single garage with up and over door light, power and courtesy door into hallway. There is hard standing parking to the front and side.

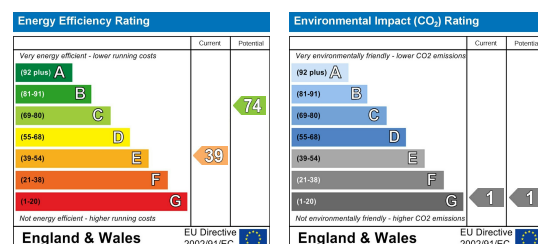
## Area Map



## 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.

80-82 Station Road, Yate, Bristol, BS37 4PH

Tel: 01454 313575 Email: [yate@hunters.com](mailto:yate@hunters.com) <https://www.hunters.com>