

# HUNTERS<sup>®</sup>

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## 14A Colts Green

Old Sodbury, BS37 6LT

Guide Price £635,000



Situated within the village of Old Sodbury is this fine four bedroom detached property that enjoys a pleasant position tucked away at the end of a cul de sac with rear views to fields. The family home house offers well planned living accommodation including a downstairs cloakroom, lounge with wood burner, dining area, double glazed conservatory, galleried landing and en suite master bedroom. Further benefits are central heating, double glazing, gardens, double garage and ample off road parking. We advise an early internal inspection in order to secure!



### ENTRANCE HALL

Double glazed door to front, stairs to first floor, tiled floor.

### DOWNSTAIRS CLOAKROOM

Double glazed window to front, white wash hand basin and W/C, tiled floor, radiator.

### LOUNGE 17'4" x 14'7" - 10'6" (5.28 x 4.44 - 3.20)

Double glazed window to rear, sealed double glazed window, wood burner.

### DINING AREA 11'4" x 9'1" (3.45 x 2.77)

French double glazed doors to rear garden.

### KITCHEN 15'3" x 9'7" (4.65 x 2.92)

Double glazed window to front, range of modern wall and base units, worksurfaces, one and a half bowl sink unit, tiled splashbacks, Rangemaster oven, cooker hood, space for fridge freezer and space for washing machine, oil boiler, tiled floor.

### STORAGE AREA 10'3" x 4'9" (3.12 x 1.45)

Laminate flooring, radiator.

### CONSERVATORY 12'9" x 10'3" (3.89 x 3.12)

Double glazed, tiled floor. double glazed French doors to rear garden, radiator.

### GALLERIED LANDING

Double glazed window to rear, access to loft space, airing cupboard.

### BEDROOM ONE 15'0" max - 9'10" x 15'2" ( to inside of wardrobes (4.57 max - 3.00 x 4.62 ( to inside of wardrobes)

Double glazed window to front, fitted wardrobes, inset ceiling lights, radiator.

### EN SUITE

Shower cubicle, vanity wash hand basin, W/C, heated towel rail, inset lights, shaver point, tiled.

### BEDROOM TWO 11'4" x 9'1" (3.45 x 2.77)

Double glazed window to rear, radiator.

### BEDROOM THREE 12'3" x 9'8" (3.73 x 2.95)

Double glazed window to front, radiator.

### BEDROOM FOUR 8'8" x 8'0" (2.64 x 2.44)

Double glazed window to front, radiator.

### BATHROOM

Double glazed window to rear, bath with shower over, pedestal wash hand basin, W/C, shaver point, inset lights, tiled.

### FRONT GARDEN

Laid to block paver, wooden five bar gate, gravel stone border with shrubs.

### REAR GARDEN

Laid to lawn, fish pond, patio, trees shrubs, gravel stone border.

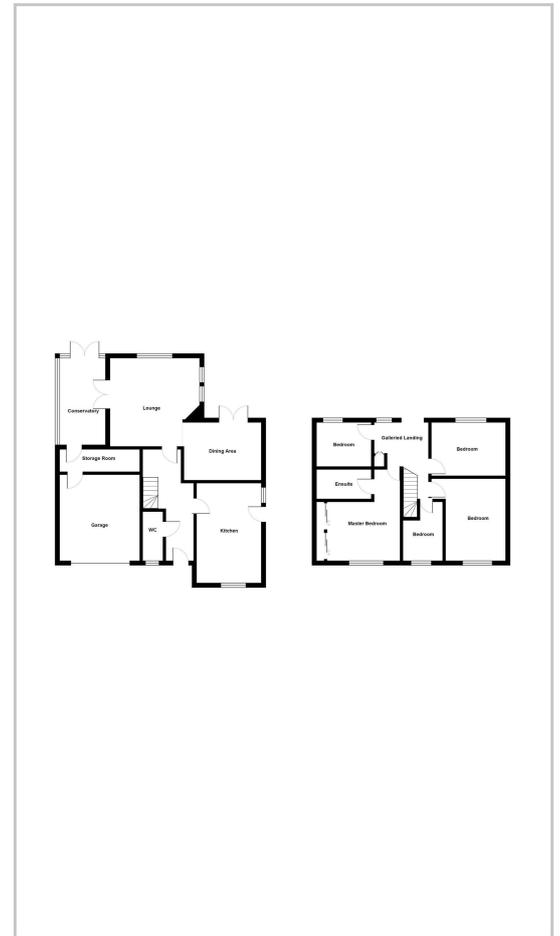
### DOUBLE GARAGE 17'3" x 14'8" (5.26 x 4.47)

Single up and over door with power and light, personal door.

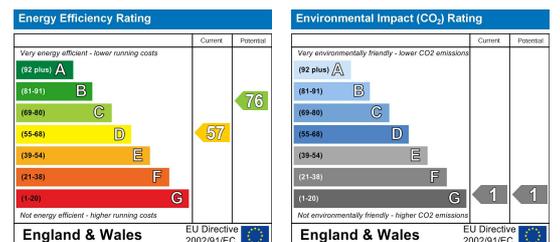
### Area Map



### 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.