



Lower Moor Road, Bristol

- Detached Family Home
- Dining Room
- Modern Kitchen & Utility
- 4 Bedrooms (Master En-suite)
- Garage & Parking
- Lounge
- Conservatory
- Cloakroom
- Gardens to Front & Rear
- Sought after Cul de Sac Location

Guide Price £495,000

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HERE TO GET *you* THERE

Lower Moor Road, Bristol

Entrance Hallway

Double glazed door with double glazed side panel, stairs to 1st floor, radiator, wood effect flooring, door into

Lounge

15'9" (into bay)13'6" - 11.1"

Double glazed bay window to the front, two double glazed windows to the side, gas fire with wooden surround, TV point, two radiators, wood effect flooring, door into

Dining Room

10'6" x 8'4"

Double glazed sliding patio doors to the conservatory, radiator, wood effect flooring, door into kitchen.

Conservatory

12'9" x 8'8"

Double glazed construction on a dwarf wall with polycarbonate roof, wood effect flooring, double glazed door opening to the rear garden.

Kitchen

10'2" x 10'6"

Double glazed window to the rear, range of modern wall, drawer and base units with Quartz work surface over and under lighting, electric oven with gas hob and extractor hood and splash back over, sink with mixer tap, spaces for undercounter fridge and dishwasher, tiled effect flooring, ceiling spotlights, under stair storage cupboard, internal door accessing garage, door into

Utility Room

6'9" x 5'9"

Double glazed window to the side and double glazed door to the rear, base unit with stainless steel sink unit and work surface over, plumbing for washing machine and space for fridge/freezer, radiator, tiled effect flooring, door into

Cloakroom

Double glazed window to the side, white low level WC, pedestal wash hand basin with splashback, tiled effect flooring, radiator.

First Floor Landing

Access to part boarded loft space with ladder and

light, airing cupboard housing hot water tank and shelving, doors into

Bedroom One

11'5" x 10'6"

Double glazed window to the front, built in wardrobes, radiator, door into

En Suite

Double glazed window to the side, white suite comprising tiled shower cubicle, low level WC, pedestal wash hand basin, part tiled wall, extractor fan, radiator,

Bedroom Two

10'8" x 8'3"

Double glazed window to the front, two built in wardrobes, radiator.

Bedroom Three

9'4" x 8'4"

Double glazed window to the rear, built in wardrobes, radiator.

Bedroom Four

8'3" x 6'7"

Double glazed window to the front, radiator.

Bathroom

6'10" x 5'8"

Double glazed window to the rear, coloured suite comprising panelled bath with mixer tap, low level WC, pedestal wash hand basin with mixer tap, radiator, part tiled walls, extractor fan, wood effect flooring, radiator.

Outside

The front and side garden is laid to lawn with mature shrub and plant borders with driveway leading to the attached single garage. The enclosed rear garden has been beautifully landscaped laid, to lawn with patio, paved walkway leading to further patio area, with stones, mature trees, shrubs, flower and plant borders and gated access leading to the front of the property.

Garage & Parking

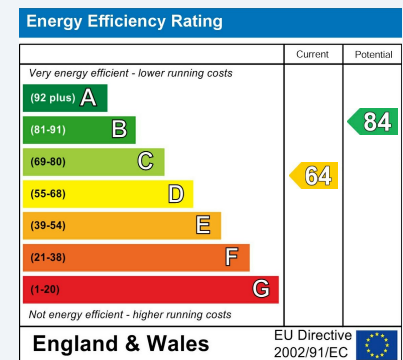
There is a single garage with up and over door, light and power, wall mounted gas boiler and courtesy door into the kitchen. There is a driveway with parking to the front.





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

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