



14, Summerhayes, North Common, Bristol,
South Gloucestershire, BS30 8XZ

£425,000

Presenting a wonderful opportunity to purchase a truly stunning, extended detached residence in the heart of North Common, this lovely three - bedroom house boasts spacious accommodation ideal for the growing family. Set in a sought after cu de sac, the property has been extended and beautifully presented to offer tasteful decoration throughout. Briefly the accommodation comprises of a generous hallway with cloakroom, a stunning lounge with French doors onto the garden, a spacious dining room and a wonderful light and airy kitchen/breakfast room. Upstairs can be found three good size bedrooms and a contemporary style shower room. Stepping outside, the house sits centrally in attractive well tended, private gardens which surround the property. The dwelling further boasts a driveway for two cars, a carport and a large garden shed with electric. This impressive property offers a prime location, close to all amenities and exceptional attention to detail, early viewing of this fine property is highly recommended.

Entrance

There is a obscure glazed composite door with canopy into the entrance hallway.

Entrance Hallway

Oak laminate flooring, coving, doors into the lounge, dining room kitchen, storage cupboard and cloakroom, radiator.

Cloakroom

5' 9" x 2' 2" (1.76m x 0.67m)

Upvc double glazed obscure window to the side, modern white suite comprising of a low - level WC, pedestal wash hand basin with mixer tap, radiator, tiled splashbacks.

Lounge

16' 8" x 15' 9" (5.09m x 4.80m)

Upvc double glazed window to the front, Upvc double glazed French doors to the side, feature fireplace with electric fire, TV point and two double radiators.

Dining Room

11' 5" x 11' 4" (3.47m x 3.46m)

Upvc double glazed window to the front, feature fireplace with gas fire, (Not working) Oak laminate flooring, coving, double radiator, door into the kitchen and staircase to the first floor.

Kitchen/Breakfast Room

17' 1" x 10' 2" (5.20m x 3.10m)

Upvc double glazed window and French doors with glazed side panels to the rear, range of wall and base units with square edge work surfaces and tiled splashbacks, stainless

steel 1.5 sink unit with mixer tap, space for a cooker, stainless steel cooker hood, space for a washing machine, space for a dishwasher, integrated tumble dryer, space for a fridge/freezer, inset spot lights, tiled flooring, door to hallway and door to dining room.

Landing

Built in storage cupboard housing a 'Worcester' gas combination boiler, further built in storage cupboard, doors into the bedrooms and shower room.

Bedroom One

11' 4" x 9' 8" (3.46m x 2.94m)

Upvc double glazed window to the front, range of fitted bedroom furniture, inset spotlights, radiator, coving.

Bedroom Two

10' 7" x 10' 6" (3.23m x 3.21m)

Upvc double glazed window to the side, built in wardrobe and further bedroom furniture, coving, inset spotlights.

Bedroom Three

8' 3" x 7' 3" (2.52m x 2.20m)

Upvc double glazed window to the front, built in wardrobe, double radiator.

Shower Room / Wet Room

6' 5" x 6' 5" (1.95m x 1.95m)

Upvc double glazed obscure window to the rear, contemporary style low level WC with concealed cistern, vanity wash hand basin with mixer tap, overhead rainfall shower, hand held shower attachment, glass shower screen,





tilled flooring, tiled walls, inset spot lights, heated towel rail, feature shower recess for shampoo etc with lighting.

Outside

There are enclosed and private gardens to the front, rear and both side of this property, the gardens are well maintained and mainly laid to lawn and patio with mature shrub, flower and tree borders, raised flower beds, outside tap and lighting, Three outside electrical sockets.

Garden shed

11' 5" x 7' 3" (3.47m x 2.21m)

There is a large wooden garden shed with electric supply.

Driveway

A driveway to the front of the property providing off street parking for two cars.



Carport

There is gated access to a carport which provides a further parking space ideal for a caravan.

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Band D



Floorplans and EPC to be inserted when available

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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