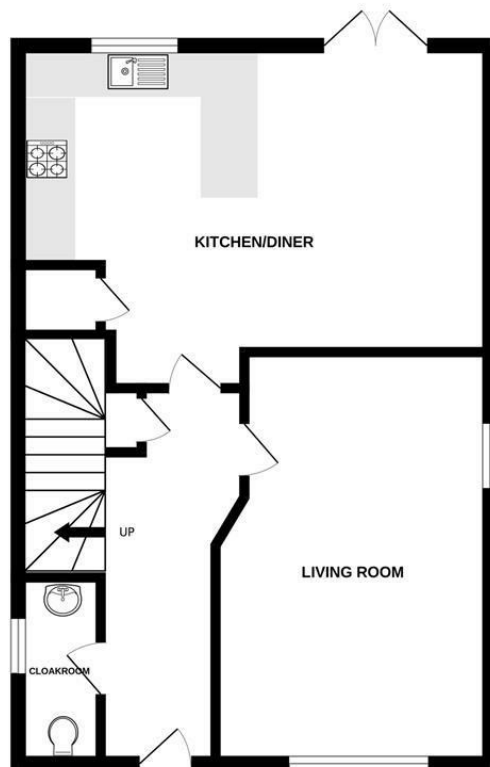
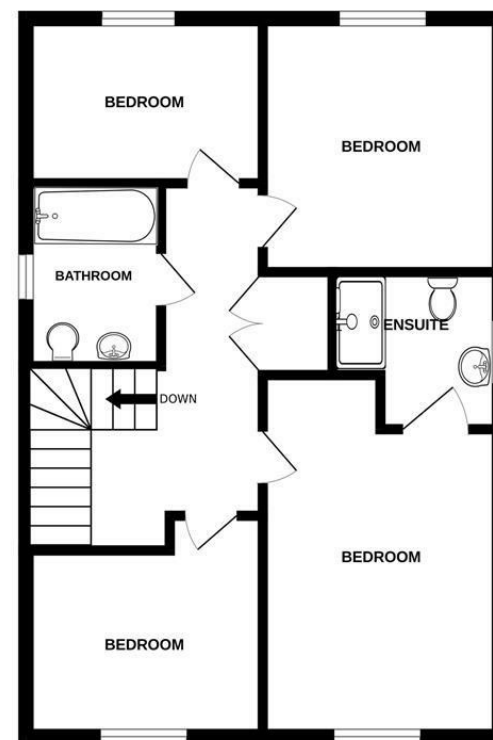


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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7 Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF



£425,000

A modern four bedroom detached home situated in a quiet new development benefiting from a landscaped rear garden.

- Detached
- Living room
- Kitchen/Dining room
- Four bedrooms
- En suite
- Bathroom
- Landscaped garden
- Driveway
- Garage

7 Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF

This modern four bedroom detached home is situated within a popular new development in Whitchurch village close by to local amenities.

Internally the ground floor comprises of a welcoming entrance hall which provides access to a spacious and light living room, a contemporary kitchen diner with French doors leading to the rear garden and a useful WC. To the first floor four well proportioned bedrooms are found with the main bedroom benefiting from an en suite shower room whilst the others are serviced by a family bathroom.

Externally the front of the property benefits from a driveway adjacent to the house which also provides access to a garage whilst the rear garden has been landscaped with the ease of maintenance in mind with laid to artificial grass and a patio area ideal al fresco dining.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.4m x 1.1m (14'5" x 3'7")

Access to ground floor rooms, stairs to first floor with storage cupboard underneath, tiled flooring, radiator and power points.

LIVING ROOM 4.8m x 3.2m (15'8" x 10'5")

UPVC double glazed window to front aspect, tiled flooring, radiator and power points.

KITCHEN/DINING ROOM 5.5m x 4.1m (18'0" x 13'5")

UPVC double glazed window to rear aspect, French doors providing direct access to rear garden, range of matching high gloss wall and base units with integrated appliances inclusive of a dishwasher, fridge freezer, electric oven and a gas hob with extractor over. Mirrored splashback, sink with mixer tap over, a storage cupboard housing gas combi boiler, tiled flooring, radiator and power points.

WC 2.1m x 0.8m (6'10" x 2'7")

UPVC double glazed obscured window to side aspect, wash hand basin with mixer tap over, low level WC, tiled flooring and a radiator.

FIRST FLOOR

LANDING 3.9m x 0.9m (12'9" x 2'11")

Access to all first floor rooms, access to loft via a hatch, radiator and power points.

BEDROOM ONE 4.2m x 2.7m (13'9" x 8'10")

UPVC double glazed window to front aspect, access to en suite, radiator and power points.

EN SUITE 2.1m x 1.8m (6'10" x 5'10")

UPVC double glazed obscured window to side aspect, walk in electric shower, wash hand basin with mixer tap over, low level WC, tiled splash backs to wet areas, radiator and electric shaving points.

BEDROOM TWO 2.9m x 2.8m (9'6" x 9'2")

UPVC double glazed window to front aspect, radiator and power points.

BEDROOM THREE 2.6m x 2.1m (8'6" x 6'10")

UPVC double glazed window to front aspect, radiator and power points.

BEDROOM FOUR 2.6m x 1.9m (8'6" x 6'2")

UPVC double glazed window to rear aspect, radiator and power points.

BATHROOM 2.1m x 1.6m (6'10" x 5'2")

UPVC double glazed obscured window to side aspect, bath with taps over and tiled splashbacks surrounding, a wash hand basin with mixer tap over, low level WC, tiled flooring and a radiator.

EXTERIOR

FRONT OF PROPERTY

Well established plants and shrubbery, tarmac driveway adjacent too house with access to the garage.

REAR GARDEN

Mainly laid to artificial grass with patio area for outdoor dining, fenced boundary to rear, walled boundary to side, door access to garage, outside tap and power points.

GARAGE 4.6m x 2.9m (15'1" x 9'6")

Up and over garage door accessed via driveway, UPVC door to access garden, power points. Storage cupboard to the rear covering full width of garage, measuring 1.6m in length.

TENURE

This property is freehold. There is a management charge of £262.54 per annum.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

