



7 Old Mill Close, Westerleigh, Bristol

- Detached Family Home
- L Shaped Lounge & Dining Area
- Kitchen & Utility Room
- Double Garage & Parking
- Beautifully Presented
- 4 Bedrooms (Master En-suite)
 - Study
 - Cloakroom
- Generous Landscaped Garden
- Village Location

Offers In Excess Of £625,000

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Entrance Hallway

Double glazed door with matching double glazed side panel, stairs to 1st floor with cupboard under, radiator with Oak cover over, Oak fitted doors into

Cloakroom

White suite comprising, low level WC, wash hand basin with mixer tap, tiled splash back, wood effect flooring, radiator, extractor fan.

Study

13' x 8'
Double glazed window to the side, access to insulated loft space, radiator, wood effect flooring.

L-Shaped Lounge

21'3" into bay - 9'4" x 13'5" - 9'10"

Double glazed bay window to the front, TV point, electric feature fireplace in stone surround, two radiators (one with Oak cover over), opening into dining area, double glazed French doors opening to the rear garden.

Dining Area

9'7" x 9'4"
Double glazed window to the rear, radiator.

Kitchen

12'7" x 9'4"
Double glazed window to the rear, range of wall, drawer and base units with work surface over, 1.5 sink with mixer tap over, spaces for under counter fridge and freezer, plumbing for dishwasher, built in electric double oven, electric hob with extractor fan over, radiator, Oak door into

Utility Room

6'1" x 5'4"
Double glazed window and double glazed door to the side, sink unit with mixer tap and work surface over, spaces for washing machine and tumble drier.

First Floor Landing

Double glazed window to the front, access to part boarded loft space with ladder and light, airing cupboard housing hot water tank and shelving, Oak doors into

Bedroom One

12'2" to wardrobes x 10'11"
Double glazed window to the front, built in wardrobes to one wall, radiator, opening to

En-Suite

13'11" x 4'4"
Double glazed window to the rear, modern white suite comprising, panelled bath with mixer tap, double shower, low level WC, pedestal wash hand basin, heated towel rail, tiled to visible wall and floor area.

Bedroom Two

11'10" x 9'10"
Double glazed window to the rear, radiator.

Bedroom Three

11'8" x 6'10"
Double glazed window to the front, radiator, wood effect flooring.

Bedroom Four

8'11" x 6'9"
Double glazed window to the rear, radiator, wood effect flooring.

Bathroom

8' x 5'1"
Double glazed window to the rear, modern white suite comprising, panelled bath with shower extension to mixer tap, vanity wash hand basin, low level WC, heated towel rail, wood effect flooring.

Outside

The front is mainly laid to block pavier parking with small grass area to the side and small rockery area to the front with double garage.

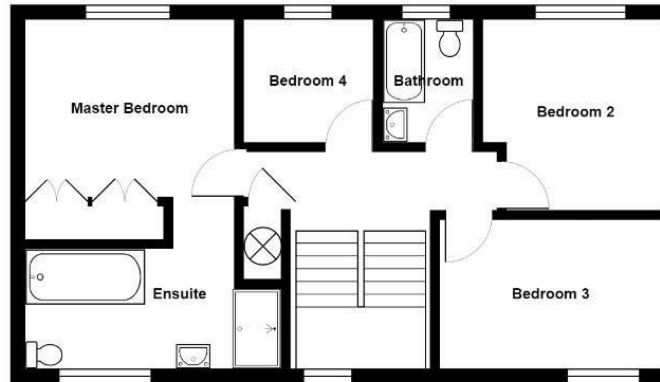
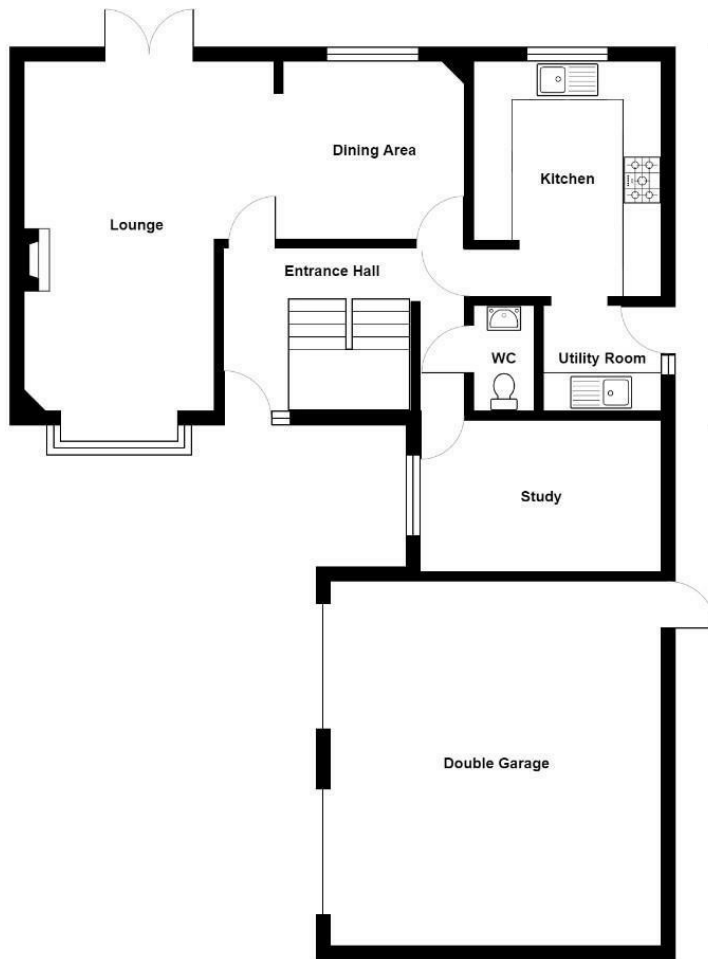
The east facing enclosed rear garden has been beautifully landscaped and is laid to lawn with patio area and further decked area leading to a summer house, there are well stocked flower, shrub, plant and hedge borders, outside tap and garden shed. There is gated access leading to the front of the property and courtesy door into the garage.

Double Garage

18'9" x 17'8"
Double garage with two up and over doors, light, power, rafter storage and double glazed door leading to the rear garden.

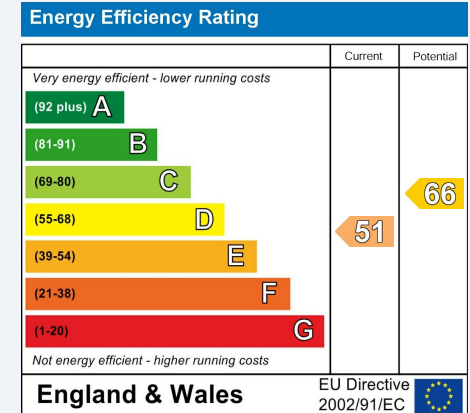






ENERGY PERFORMANCE CERTIFICATE

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.

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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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