

HUNTERS®

HERE TO GET *you* THERE



Moorslade Lane

Falfield, GL12 8DJ

£698,500



Council Tax: F



Moorslade Cottage Moorslade Lane

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ENTRANCE

Via Upvc double glazed door opening to

PORCH

Upvc double glazed porthole windows to either side. Built in rustic cottage style pine storage cupboards incorporating traditional ironmongery. Further double glazed door opening to

HALLWAY

Upvc double glazed window to rear. Staircase rising to first floor and radiator

CLOAKROOM

Obscure Upvc double glazed window to rear. W.C, wash hand basin and radiator

UTILITY ROOM

7'6" x 6'11" (2.28 x 2.12)

Leaded Upvc double glazed window to front. Range of floor and wall units with work surfaces incorporating stainless steel single drainer sink unit, plumbed for washing machine, space for fridge/freezer. Tiled floor

KITCHEN

14'9" x 9'5" (4.50 x 2.87)

Upvc double glazed window to rear with Upvc double glazed French doors to side. Exposed beamed ceiling, timber floor and range of duck egg blue "Shaker" style floor and wall units with work surfaces incorporating single drainer sink unit with mixer taps. Integral dishwasher, double oven and four ring hob with extractor fan. Cupboard housing oil fired central heating boiler. Archway to

DINING ROOM

13'5" x 10'3" (4.09 x 3.12)

Upvc double glazed windows to front and side with exposed beamed ceiling and radiator

LOUNGE

19'9" x 17'5" (6.03 x 5.30)

Leaded Upvc double glazed windows to front and large Upvc double glazed window overlooking rear garden. Feature working fireplace with pine surround. 3 x radiators

STUDY

8'8" x 6'11" (2.64 x 2.10)

Upvc double glazed window to side, built in rustic pine storage cupboards and radiator

SIDE PORCH

7'0" x 6'10" (2.13 x 2.09)

Upvc double glazed window to rear and hardwood front door to side. Large built in pine storage cupboard and radiator

LANDING

Airing cupboard and radiator

BEDROOM 1

14'0" x 11'7" (4.27 x 3.52)

Upvc double glazed dormer window to rear and leaded double glazed windows to front. Access to loft and storage into eaves and radiator

EN-SUITE

Upvc double glazed window to rear and double glazed porthole window to side. W.C and wash hand basin, tiled shower enclosure. Built in pine door storage cupboard and 2 x radiators

BEDROOM 2

12'9" x 9'7" (3.89 x 2.92)

Upvc double glazed windows to side and rear, large built in pine door wardrobe and radiator

BEDROOM 3

9'8" x 8'2" (2.95 x 2.48)

Upvc double glazed window to rear and radiator

BEDROOM 4

10'2" x 9'9" (3.10 x 2.96)

Upvc double glazed windows to front and side, built in storage cupboard and radiator

BATHROOM

Dual skylights and two Upvc double glazed windows to front. Suite comprising Jacuzzi bath with shower over. W.C, and his & hers twin vanity unit incorporating dual wash hand basins set within rustic cottage style pine storage cupboards. Tiled splash backs, heated towel rail and radiator

HOME OFFICE

Detached stone structure in the garden with skylight, power and light.

GARDENS

The cottage occupies a generous established plot with fields to the rear and open rural views to the front. It comprises lawns with numerous established shrubs and trees. Paved patios and gravelled areas with raised beds and borders. Water tap

GARAGE

Double detached with power and light, up and over door. Additional parking on the driveway for further vehicles.

Anti-Money Launder Regulations

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



Road Map



Hybrid Map



Terrain Map



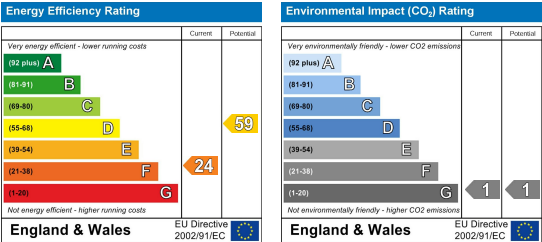
Floor Plan



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

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.