

HUNTERS[®]

HERE TO GET *you* THERE



Townsend Lane

Lower Almondsbury, BS32 4EQ

£875,000



Council Tax: F



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Entrance

Composite security locking front door.

Hallway

Obscure UPVC double glazed window to front, staircase to first floor, understairs storage cupboard, laminate flooring, and radiator.

Cloakroom

Obscure UPVC double glazed window to side. Large storage/cloaks cupboard, w.c. wash hand basin, tiled floor, heated towel rail.

Lounge

18'4" x 13'5" (5.60m x 4.09m)

UPVC double glazed windows to side, fixed pain window to rear, double folding glazed doors opening into sitting room. Feature "Minster" stone fireplace incorporating a living flame gas fire, coved ceiling, radiator.

Sitting Room

18'3" x 11'8" (5.58m x 3.56m)

Double glazed window and sliding patio doors to the rear garden providing views over the Severn Vale to the Welsh hills. Coved ceiling, two radiators, double doors to dining room.

Dining Room

11'5" x 10'2" (3.50m x 3.10m)

UPVC double glazed window to side, UPVC double glazed sliding patio doors to the rear garden providing views over the Severn Vale to the Welsh hills. Coved ceiling, radiator, double folding doors to kitchen/breakfast room.

Kitchen/Breakfast Room

21'10" x 18'5" (6.66m x 5.63m)

Dimension maximum overall. Breakfast room, - UPVC double glazed window to side, laminate flooring, door to lounge. Kitchen - UPVC double glazed window to front, UPVC double glazed door to rear garden, comprehensive range of storage cupboards with contemporary aqua blue glass work surfaces and splash backs, integral double oven and separate microwave, four ring ceramic hob, Villeroy and Boch sink with mixer taps, tiled floor, vertical radiator, heated towel rail, cupboard housing central heating boiler.

Utility Room

10'11" x 5'6" (3.33m x 1.70m)

UPVC double glazed window and door to front. An extensive range of storage cupboards, Villeroy and Boch sink with mixer taps, Integral dishwasher, plumbing for automatic washing machine, tiled floor, vertical radiator.

First Floor Landing

Spacious landing suitable for home office area. UPVC double glazed window to front, coved ceiling, cupboard housing hot water pressure tank, radiator.

Shower Room

Obscure UPVC double glazed window to front, w.c. vanity unit incorporating wash hand basin, a large shower enclosure with overhead and hand showers, heated towel rail, porcelain tiled walls and floor, under floor heating, extractor fan.

Bedroom 1

20'5" x 10'10" (6.23m x 3.32m)

UPVC double glazed windows to rear and side, the

rear window providing a spectacular view across the Severn Vale, both bridges and Wales beyond, built in wardrobe and two radiators.

Ensuite

UPVC double glazed window to side, Roca w.c. and vanity unit incorporating a sink, shower enclosure with overhead and hand showers, heated towel rail, Porcelonosa porcelain tiled walls and floor, under floor heating, extractor fan.

Bedroom 2

11'6" x 10'4" (3.51m x 3.15m)

UPVC double glazed window to rear, (the rear window providing a spectacular view across Severn Vale, both bridges and Wales beyond), radiator.

Ensuite

UPVC obscure double glazed window to side, white w.c. wash hand basin, panelled bath with screen and shower over, built in toiletries cupboard, radiator.

Bedroom 3

12'9" x 10'11" (3.91m x 3.34m)

UPVC double glazed window to front, radiator, access via a small door opening onto a large storage area with Velux sky light, power.

Bedroom 4

12'2" x 6'11" (3.72m x 2.12m)

UPVC French doors opening onto rear providing a spectacular view across the Severn Vale, both bridges and Wales beyond, radiator.

Gardens

To the front is an enclosed level lawn and shrub hedging, patio area and water tap. To the rear is a generous enclosed garden laid to lawn with established trees, shrubs flower and herbaceous borders, paved patio with spectacular views of the Severn Vale and beyond, water tap.

Garage

To the front of the house with up and over door, power, light and door to rear garden. Car port has sheltered parking for one vehicle, door providing access to garage at the side.

Parking

Secure hardstanding for vehicles at the front of the property.

Material Information

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band F



Road Map



Hybrid Map



Terrain Map



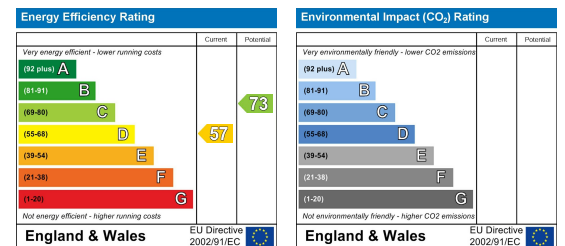
Floor Plan



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.