

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lower Stone Lane

GL13 9LE

Guide Price £550,000



Council Tax: F



# Lower Stone Lane

GL13 9LE

Guide Price £550,000



## ENTRANCE

Via canopy porch to Upvc double glazed front door opening to

## HALLWAY

Dado rail, staircase rising to first floor with useful storage cupboard under. Obscure double glazed door to side

## CLOAKROOM

Obscure glazed window to front. W.C. and vanity unit incorporating wash hand basin, plumbing for washing machine and radiator

## LOUNGE

19'9" x 11'5" (6.02 x 3.48)

Upvc double glazed window to front. Upvc double glazed French doors to rear patio, sliding doors opening to dining room. Radiator

## DINING ROOM

10'2" x 9'9" (3.10 x 2.97)

Coved ceiling and radiator. Opening onto conservatory

## CONSERVATORY

12'1" x 11'3" (3.69 x 3.43)

Upvc double glazed windows overlooking rear garden. ceiling fan and radiator

## KITCHEN/B'FAST ROOM

10'2" x 9'9" (3.09 x 2.96)

Upvc double glazed window to rear. Modern range of floor and wall units with contrasting work surfaces incorporating stainless steel sink unit with mixer taps. Integral "Neff" oven and 4 ring "Smeg" hob. Breakfast bar and radiator

## LANDING

Upvc double glazed window to side, dado rail, access to loft and airing cupboard. Radiator

## BATHROOM

Obscure Upvc double glazed window to front. Corner jacuzzi bath, W.C. and wash hand basin, tiled shower enclosure and heated towel rail

## BEDROOM 1

14'6" x 11'5" (4.43 x 3.48)

Upvc double glazed window to rear, dado rail and radiator

## EN-SUITE

Obscure Upvc double glazed window to front. Vanity unit incorporating wash hand basin and W.C with large tiled shower enclosure. Radiator

## BEDROOM 2

10'1" x 9'10" (3.08 x 2.99)

Upvc double glazed window to rear. Build in sliding mirror door wardrobe and radiator

## BEDROOM 3

10'2" x 8'2" (3.10 x 2.48)

Upvc double glazed window to rear. Built in sliding mirror door wardrobe and radiator

## BEDROOM 4

14'8" (max) x 9'3" (max) (4.47 (max) x 2.83 (max))

Upvc double glazed dormer window to front and radiator

## GARAGE

Double integral garage with electric, power and light. Oil fired central heating boiler

## FRONT GARDEN

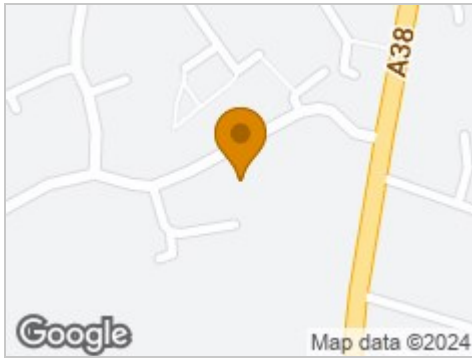
Large lawned area with established Beech hedging

## REAR GARDEN

Private garden backing onto a small field. There is a paved patio and lawn with flower beds and shrub borders incorporating several small trees.



## Road Map



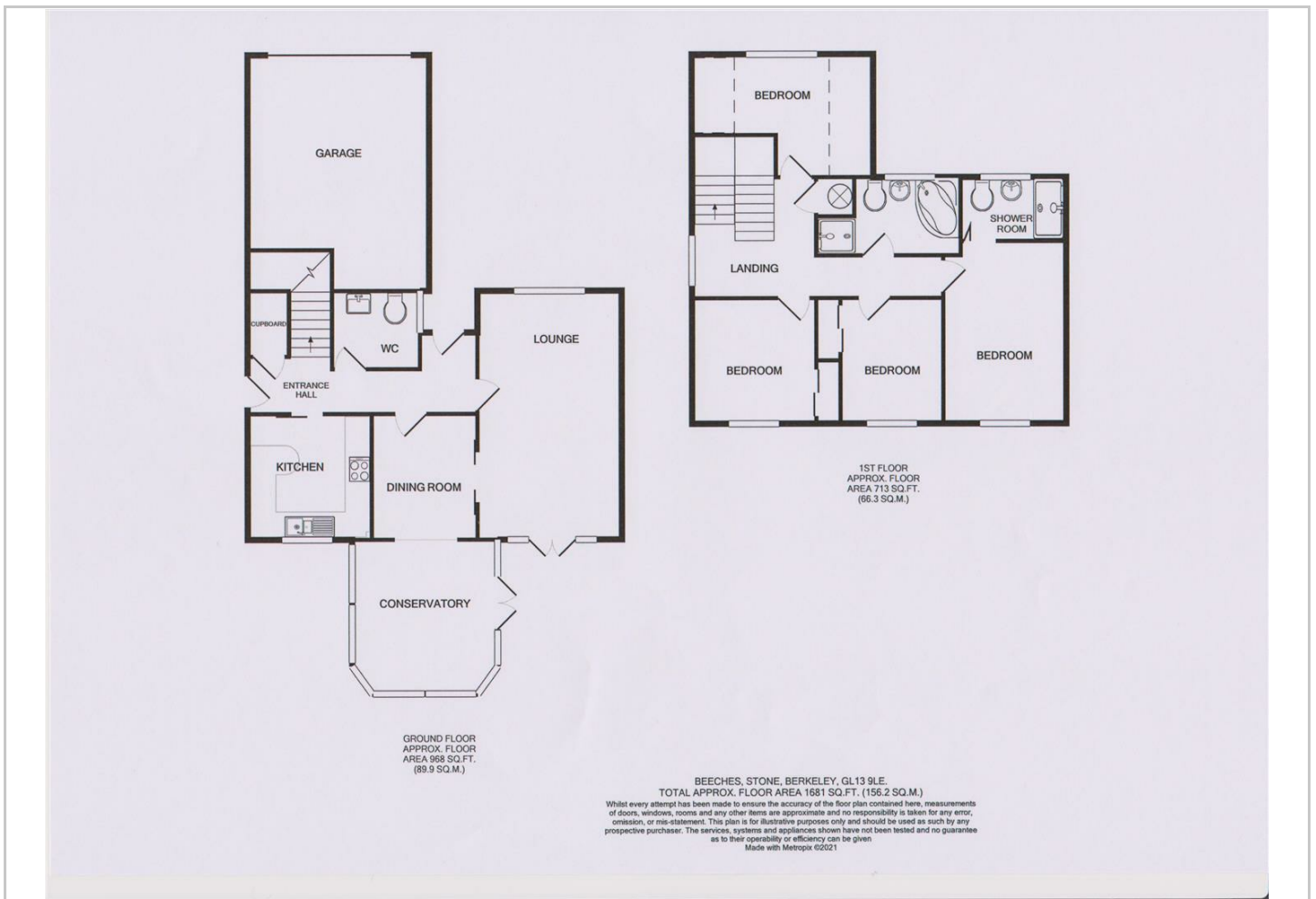
## Hybrid Map



## Terrain Map



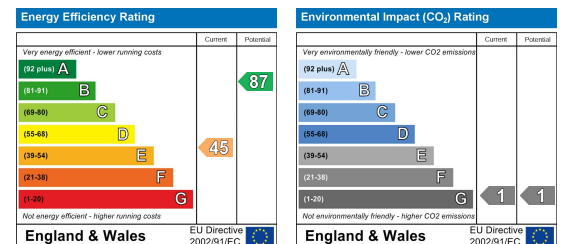
## Floor Plan



## 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.