

HUNTERS[®]

HERE TO GET *you* THERE



Gloucester Road

Almondsbury, BS32 4HP

£1,150,000



Council Tax: F



Mayfield House Gloucester Road

Almondsbury, BS32 4HP

£1,150,000



Entrance

Via open fronted canopy porch to solid timber front door opening to

Reception Hallway

Leaded double glazed windows to either side of front door, parquet flooring and feature split staircase raising to first floor, panelled walls to dado level dual glazed doors opening onto lounge, radiator.

Lounge

26'0" x 16'0" (7.95m x 4.90m)

UPVC double glazed windows to front, side and rear, French doors opening onto rear patio, feature open Minster fireplace, radiator.

Inner Hallway

UPVC double glazed window to front, panelled walls, cupboard housing gas central heating boiler, parquet flooring, radiator.

Dining Room

12'8" x 9'8" (3.88m x 2.95m)

UPVC double glazed French doors to rear, feature central double sided chimney breast incorporating wood burning fireplace, radiator.

Sitting Room

20'11" x 12'9" (6.39m x 3.89m)

UPVC double glazed bay and French doors opening to rear (feature central chimney breast dividing dining room), radiator.

Rear Lobby

Staircase raising to first floor, radiator.

Cloak Room

W.C wash hand basin, heated towel rail.

Kitchen/Diner

21'7" x 14'1" (6.60m x 4.30m)

UPVC double glazed windows to front, an extensive range of floor and wall units with contrasting granite work surface incorporating a stainless steel sink unit, integral dishwasher and fridge, space for cooking range, tiled floor, radiator.

Utility

UPVC double glazed window to front with half glazed door to rear, tiled floor, a range of wall and floor units with granite work surfaces incorporating cupboard housing second gas central heating boiler.

Conservatory

8'7" x 4'11" (2.63m x 1.51m)

Full length UPVC double glazed windows to side, French doors opening onto rear, glazed door opening onto garage, radiator.

First Floor Landing

Feature galleried landing, UPVC double glazed windows to front, two walk in cupboards, separate airing cupboard, two radiators.

Master Bedroom

15'7" x 13'7" (4.75m x 4.16m)

UPVC double glazed window over looking rear, UPVC French doors opening onto private terrace that over looks the rear garden, radiator.

Dressing Room

15'2" x 7'6" (4.64m x 2.30m)

Open plan and ensuite from the main bedroom area. UPVC double glazed window to front, built in sliding door wardrobes, radiator.

Ensuite

UPVC double glazed window to side a range of fitted storage units with tiled top incorporating vanity unit with wash hand basin, panelled bath with shower unit over, radiator.

Bedroom 2

16'1" x 15'0" (4.91m x 4.58m)

UPVC double glazed dormer window to front, radiator.

Ensuite

UPVC double glazed to rear, vanity unit incorporating wash hand basin, panelled bath, w.c radiator.

Bedroom 3

12'4" x 9'1" (3.76m x 2.79m)

Dimensions maximum overall. UPVC double glazed window to rear, built in sliding door wardrobe, radiator.

Bedroom 4/Study

9'8" x 5'5" (2.95m x 1.66m)

Double glazed sky light, radiator.

Family Bathroom

UPVC double glazed window to front, suite comprising panelled bath, tiled shower enclosure, w.c vanity unit incorporating wash hand basin, heated towel rail.

Outside

The property is approached by a private gravelled driveway from the A38 Gloucester Road. The front garden is a level lawned area with established shrubs and trees. To the rear there is very large lawned area with numerous established trees, a paved patio, flower beds and herbaceous borders. There is a substantial detached summer house with power and light

Quadruple Garage

32'6" x 17'10" (9.93m x 5.45m)

Obscure UPVC double glazed window to front, dual double electric doors with built in storage cupboards, power and light.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band F



Road Map



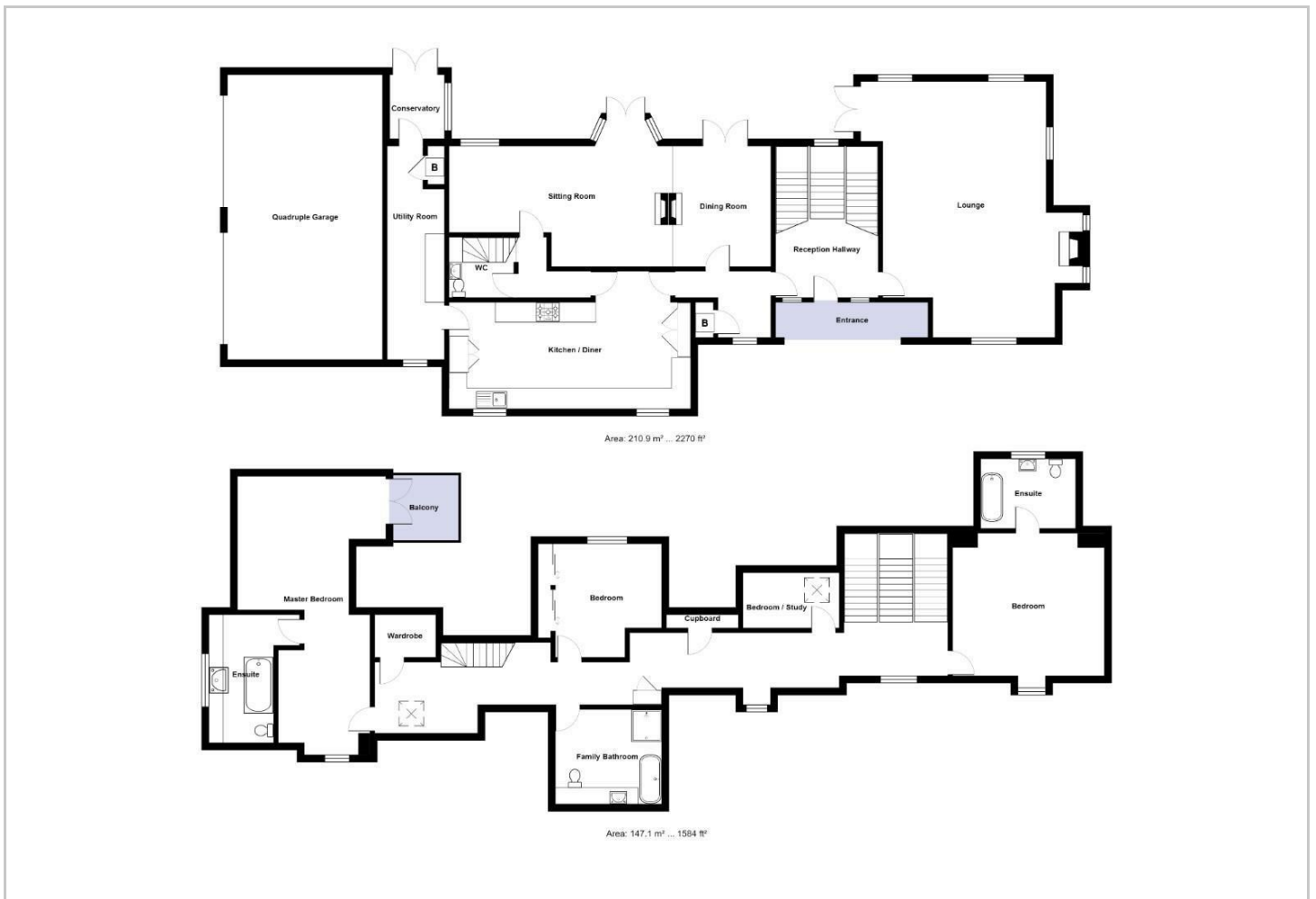
Hybrid Map



Terrain Map



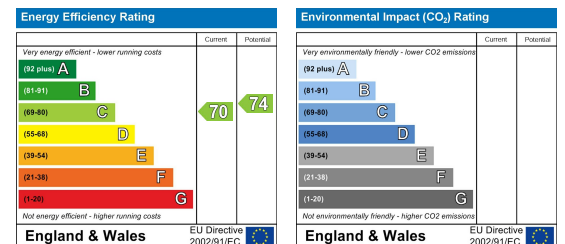
Floor Plan



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.