

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Badger Road

Thornbury, BS35 1AB

£650,000



4



3



3



B

Council Tax: F





# 75 Badger Road

Thornbury, BS35 1AB

£650,000



## Introduction

Occupying a tremendous residential position with extensive countryside views at the front with direct access by foot into the countryside and country park, we are delighted to offer this highly desirable family home which benefits from attractive natural stone elevations. Accessed via a private driveway with the benefit of additional parking, this stunning four bedroom detached house has been extensively customized and upgraded by the current owners who have tenderly maintained it from new. "Still with over 4 years on the NHBC warranty". There is an extensive list of highly desirable features to include; professionally landscaped gardens with custom built Arbour, travertine flooring, separate receptions plus study, kitchen/diner and cloakroom at ground floor level, whilst it is worth mentioning that both the master and second bedrooms each enjoy en-suite shower rooms. In our opinion this is an exceptionally handsome home of distinction, which we feel warrants a prompt and detailed internal inspection.

## Entrance

Via attractive tiled canopy porch to security locking front door that opens to;

## Hallway

Obscure Upvc double glazed windows to either side of front door. Staircase rising to first floor with useful storage cupboard under, travertine flooring and radiator

## Cloakroom

W.C, wash hand basin, travertine flooring, feature stone clad walls to dado level and radiator

## Study

9'4" x 6'9" (2.85m x 2.08m)

Upvc double glazed window to front, travertine flooring and radiator

## Lounge

16'6" x 12'10" (5.03m x 3.93m)

Upvc double glazed French doors opening to the private rear garden with full length double glazed panels to either side. Radiator

## Dining room/Snug/playroom

11'2" x 10'10" (3.42m x 3.31m)

Upvc double glazed window to front and radiator

## Kitchen/diner/b'fast room

17'11" x 13'7" (5.48m x 4.15m)

Two sets of Upvc double glazed French doors opening to rear garden with two double glazed skylights increasing the amount of natural light into this bright, light and spacious family area. Travertine flooring with feature stone clad wall and splash backs. Range of floor and wall units with contrasting work surfaces incorporating colour coded sink unit. Various integral appliances to include dishwasher, fridge/freezer, double oven and induction hob with extractor hood over. Built in breakfast/bar area. Radiator

## Utility room

5'10" x 5'2" (1.78m x 1.59m)

Double glazed door to side. Range of floor and wall units with work surfaces incorporating stainless steel sink unit, plumbed for washing machine and cupboard housing gas central heating boiler. Radiator

## First floor landing

Access to loft and airing cupboard housing pressurised hot water tank

## Family Bathroom

Obscure Upvc double glazed window to rear. White suite to comprise; W.C, vanity unit incorporating wash hand basin and paneled bath

### Bedroom 1

14'0" x 14'2" (4.28m x 4.33m)

Upvc double glazed window to front enjoying countryside views. Built in sliding door wardrobe and radiator

### En-Suite

Obscure Upvc double glazed window to front. Suite comprising; W.C, vanity unit incorporating wash hand basin and tiled shower enclosure. Heated towel rail

### Bedroom 2

14'2" x 9'1" (4.33m x 2.77m)

Upvc double glazed window to front enjoying countryside views. Built in sliding door wardrobe and radiator

### En-Suite

Obscure Upvc double glazed window to front. Suite comprising; W.C, vanity unit incorporating wash hand basin and tiled shower enclosure. Heated towel rail

### Bedroom 3

12'0" x 9'1" (3.66m x 2.77m)

Upvc double glazed window to rear and radiator

### Bedroom 4

10'5" x 9'1" (3.20m x 2.77m)

Upvc double glazed window to rear and radiator

### Front Garden

Small planted boarder incorporating various young shrubs

### Rear Garden

Enclosed private level garden laid to lawn with established boarders incorporating various varieties of Ferns and other shrubs to include 5 mature "Holly trees". Feature Arbor incorporating covered seating. Two side gates to either side of the house.

### Garage

Single detached garage with up and over, power and light. Additional parking on the driveway for two additional vehicles

### Material Information - Thornbury

Tenure Type; Freehold

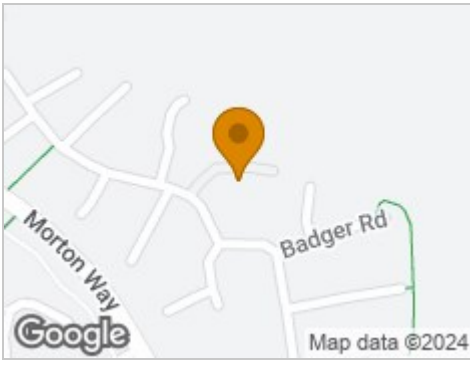
Council Tax Banding; F

EPC Band; B





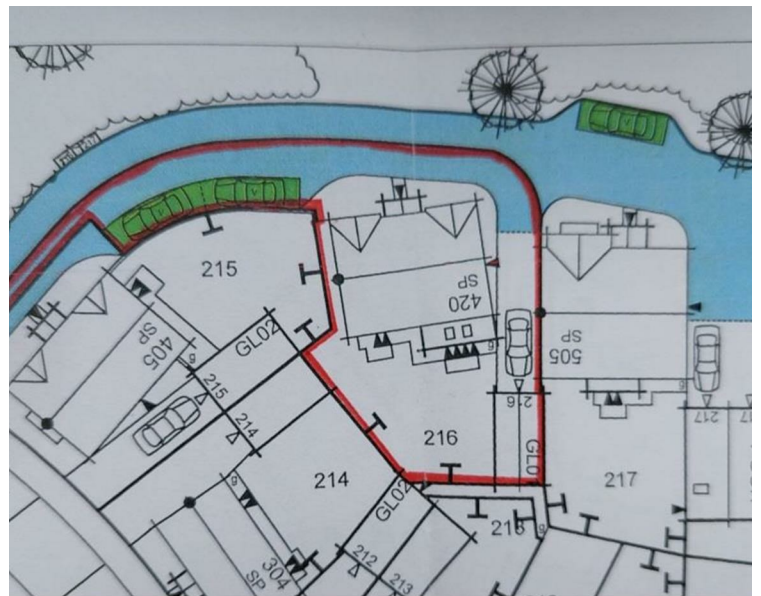
Road Map



Hybrid Map



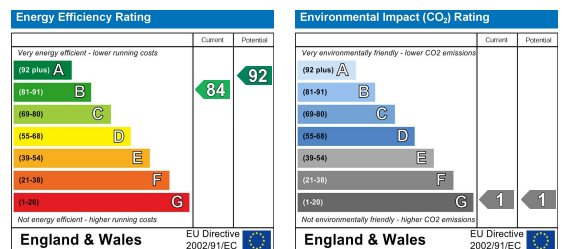
Terrain Map



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.