

HUNTERS[®]

HERE TO GET *you* THERE



Rustic Way

Thornbury, BS35 1BH

£695,000



Council Tax: F



5 Rustic Way

Thornbury, BS35 1BH

£695,000



Entrance

Via open fronted porch to security locking composite front door that opens to;

Reception/Hallway

Spacious reception hallway with uPVC double glazed window to front. Ceramic tiled floor and feature dog-leg staircase rising to first floor with useful storage cupboard under. Radiator

Cloakroom

Obscure uPVC double glazed window to front, W.C, wash hand basin and radiator

Study

9'4" x 7'1" (2.85m x 2.18m)

uPVC double glazed window to front and radiator

Lounge

16'11" x 12'0" (5.17m x 3.68m)

uPVC double glazed French doors opening to the rear garden. Feature fireplace incorporating electric focal point. 2 x radiators

Dining Room

11'8" x 8'4" (3.56m x 2.56m)

uPVC double glazed bay window to front and radiator

Kitchen/Family/B'fast Room

21'5" x 14'3" (6.54m x 4.35m)

uPVC double glazed window to rear garden with uPVC double glazed French doors opening onto South facing rear garden. Extensive range of various floor and wall units with contrasting work surfaces to incorporate stainless steel sink unit. Upgraded range of various integral appliances to include conventional

AEG oven and separate AEG microwave, six burner AEG gas hob with extractor hood over. Integral fridge/freezer and dishwasher. 2 x radiators

Utility Room

7'4" x 5'2" (2.25m x 1.59m)

Obscure uPVC double glazed door to side. Range of various floor and wall units incorporating work surfaces with stainless steel sink unit. Plumbed for washing machine, space for tumble dryer, cupboard housing gas central heating boiler, wall mounted security alarm panel and radiator

Landing

Access to loft and large linen cupboard housing pressurised hot water tank, radiator

Bedroom 1

13'8" x 11'10" (4.19m x 3.63m)

uPVC double glazed window to both front and side. Radiator

Dressing Room

10'4" x 5'4" (3.15m x 1.63m)

uPVC double glazed window to rear. Range of built in wardrobes and radiator

En-Suite

8'7" x 7'1" (2.64m x 2.18m)

Obscure uPVC double glazed window to rear. White suite comprising wash hand basin, panelled bath and separate tiled shower enclosure. Tiled splashbacks and radiator

Bedroom 2

12'2" x 10'6" (3.72m x 3.22m)

uPVC double glazed windows to rear, built in wardrobe and radiator

En-Suite

8'10" x 3'10" (2.71m x 1.18m)

Obscure uPVC double glazed window to side. W.C. wash hand basin and tiled shower enclosure. Radiator

Bedroom 3

11'0" x 9'7" (3.37m x 2.94m)

uPVC double glazed window to front and radiator

Bedroom 4

11'10" x 10'9" (3.62m x 3.28m)

uPVC double glazed window to front and radiator

Family Bathroom

7'1" x 6'9" (2.18m x 2.06m)

Obscure uPVC double glazed window to rear. Suite comprising W.C. wash hand basin and panelled bath with tiled shower enclosure. Radiator

Front Garden

Open plan level lawn with picket fencing

Rear Garden

Enclosed level South facing garden with paved patio and lawn with raised beds. Side gate and water tap.

Double Garage

19'8" x 19'8" (6.0m x 6.0m)

Dual up and over doors with power and light. Security locking personal door to side.

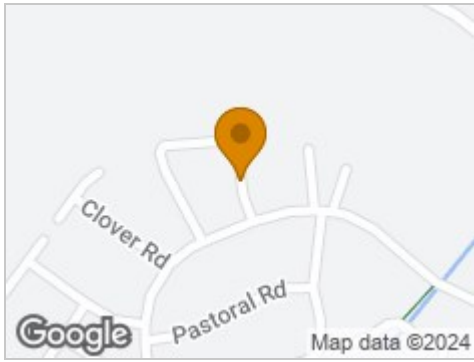
Material Information - Thornbury

Tenure Type; Freehold

Council Tax Band; South Gloucestershire Band F



Road Map



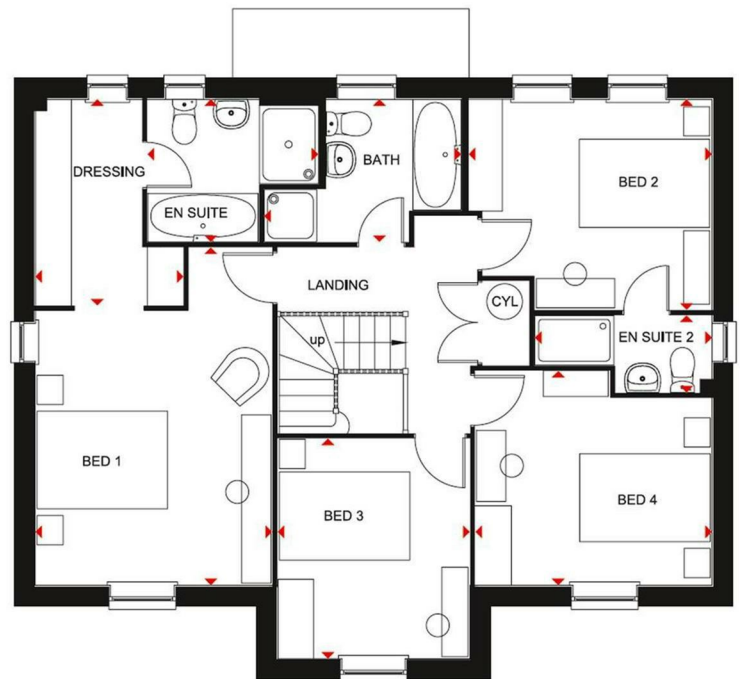
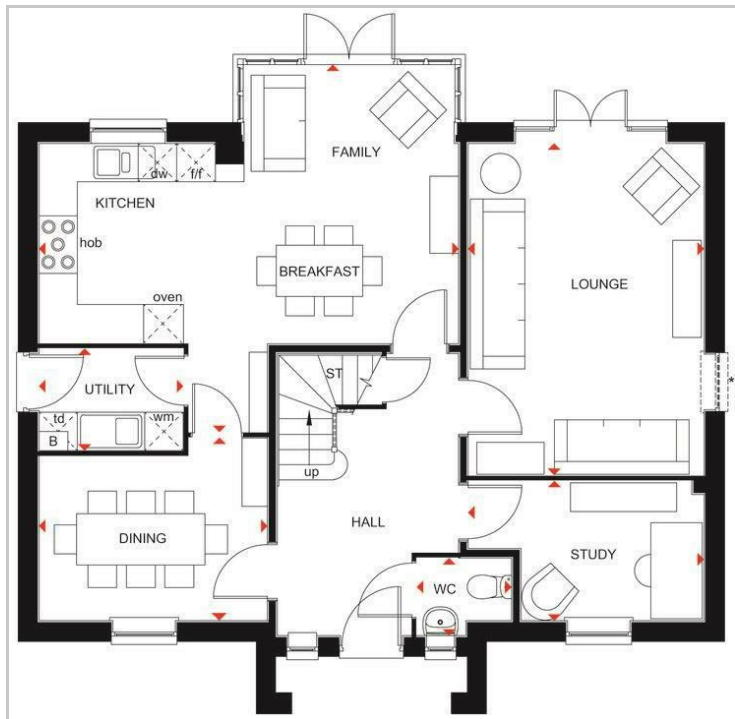
Hybrid Map



Terrain Map



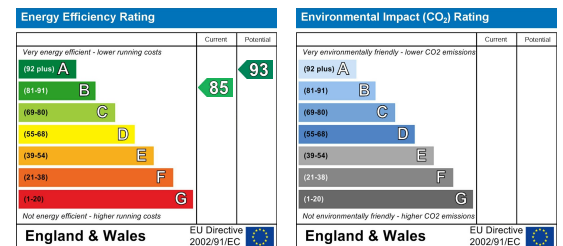
Floor Plan



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.