

HUNTERS[®]

HERE TO GET *you* THERE



Watermill Close

Mill Lane, Falfield,, GL12 8BW

£435,000



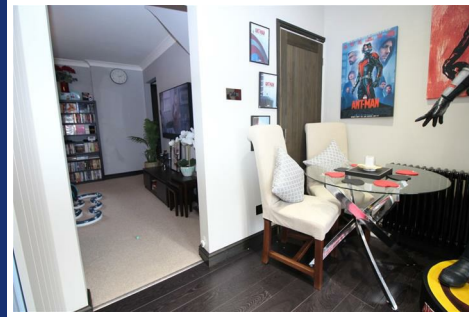
Council Tax: D



3 Watermill Close

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Entrance

Via security locking composite front opening to

Hallway

Coved ceiling and radiator

Cloakroom

Obscure uPVC double glazed window to front. "Grohe" suite comprising W.C wash hand basin that incorporates automatic on/off tap sensor. Tiled walls and radiator

Inner Lobby

Column radiator and staircase rising to first floor

Lounge

14'7" x 14'6" (4.47m x 4.42m)

uPVC double glazed bay window to front. Coved ceiling and radiator

Kitchen/diner

17'9" x 8'8" (5.43m x 2.66m)

uPVC double glazed window and French doors to rear. Extensive range of floor and wall units with soft shutting doors. "Wenge" woodblock worksurfaces incorporating a comprehensive range of "Smeg" appliances to include concealed double bowl sink unit with sliding glass covers. Full size wine chiller, dishwasher, american style fridge/freezer, double oven, cooking range with contrasting glass splashback and extractor hood over. (all Smeg) Under stairs storage cupboard. Column radiator

Bedroom 4/Playroom/Snug

8'0" x 7'10" (2.46m x 2.41m)

uPVC double glazed window to front, radiator

Utility Room

uPVC double glazed door opening to rear. Oil fired central heating boiler, floor and wall units with single drainer sink unit and large additional cupboard

Shower Room

Suite comprising; wash hand basin, shower enclosure incorporating mixer shower unit, tiled walls and radiator

First Floor Landing

Access to loft

Bathroom

Obscure uPVC double glazed window to side,. "Grohe" suite comprising; wash hand basin that incorporates automatic on/off tap sensor. feature stand alone bath with free standing tap & shower unit and separate tiled shower recess incorporating dual head shower unit. Tiled walls and column radiator

Bedroom 1

12'7" x 8'9" (3.85m x 2.68m)

uPVC double glazed window to front, built in wardrobe and column radiator

En -Suite

Obscure uPVC double glazed window to front, "Grohe" Suite comprising; wash hand basin that incorporates automatic on/off tap sensor. W.C, Shower enclosure incorporating mixer shower unit, tiled walls and radiator

Bedroom 2

8'2" x 7'1" (2.50m x 2.16m)

uPVC double glazed window to rear with built in wardrobe and column radiator

Bedroom 3

9'7" x 7'1" (2.93m x 2.16m)

uPVC double glazed window to front, column radiator

Rear Garden

Enclosed , generous and private garden that is mainly laid to lawn with beds, borders and paved patio. Attractive summerhouse and side pedestrian access

Parking

Hardstanding at the front of the house for at least 3 vehicles

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire D



Road Map



Hybrid Map



Terrain Map



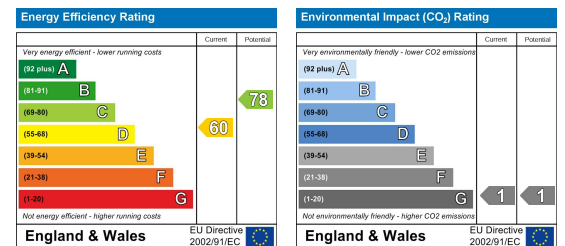
Floor Plan

Awaiting 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.