

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Woodleigh

Thornbury, BS35 2JR

£475,000



Council Tax: D



# 15 Woodleigh

Thornbury, BS35 2JR

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This fabulous detached family home provides deceptively spacious accommodation that is both flexible and versatile in arrangement. Having been extended to either side and the rear, the home provides a host of permutations for the growing family with numerous features. These include; gas central heating, uPVC double glazing, separate receptions, ground floor shower room, en-suite and wonderful private garden to the rear. In summary this is a tremendous house that warrants a prompt and detailed internal viewing.

## Entrance

Via UPVC double glazed front door into:

## Porch

Obscure UPVC double glazed window to front, coved ceiling, tiled floor and further UPVC door to:

## Living Room

17'7" x 12'10" (5.37m x 3.93m)

UPVC double glazed window to front, stair case rising to first floor, coved ceiling, feature fireplace (not working, for show purposes only), 2 x radiator.

## Family Room

23'2" x 9'3" (7.07m x 2.82m)

UPVC double glazed window to side with double glazed sliding patio doors opening to rear. 2 x radiators.

## Kitchen/Diner

23'5" x 8'0" (7.15m x 2.45m)

UPVC double glazed windows to side and rear with range of pine fronted floor and wall units with contrasting worksurfaces incorporating single drainer sink unit, integrated double oven and 4 ring

hob with plumbing for automatic washing machine and plumbing for dish washer.

## Shower Room

Obscure UPVC double glazed windows to both front and rear with white WC, wash hand basin and tiled shower enclosure incorporating electric shower unit, heated towel rail and extractor fan.

## Landing

Access to loft

## Bathroom

Obscure UPVC double glazed window to rear with white WC, wash hand basin and panelled bath with tiled splashbacks and electric shower unit. Radiator.

## Bedroom 1

13'3" x 10'2" (4.06m x 3.12m)

UPVC double glazed window to front. Extensive range of "Hammond" built in wardrobes, bedside cabinets and chests. Radiator.

## Ensuite

Obscure UPVC double glazed windows to both front and rear, white WC, wash hand basin and tiled shower enclosure, extractor fan and heated towel rail.

## Bedroom 2

10'2" x 10'9" (3.12m x 3.28m)

UPVC double glazed window to rear, airing cupboard. Radiator.

## Bedroom 3

15'7" x 7'2" (4.76m x 2.19m)

UPVC double glazed windows to both front and rear. Radiator.

## Bedroom 4

7'1" x 9'8" (2.18m x 2.97m)

UPVC double glazed window to front, built in storage unit. Radiator.

## Gardens

Front: Rockery Area

Rear: Enclosed private patio with lawned area and large timber shed. Vegetable patch and water tap.

## Workshop/utility

Useful storage room with power and light, Upvc double glazed window to the rear and potential to install water if required.

## Garage

Single integrated garage with up and over door, power and light. Access to understairs storage cupboard, wall mounted gas central heating boiler.

## Parking

Hardstanding on block paved driveway for several vehicles.

## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band D



## Road Map



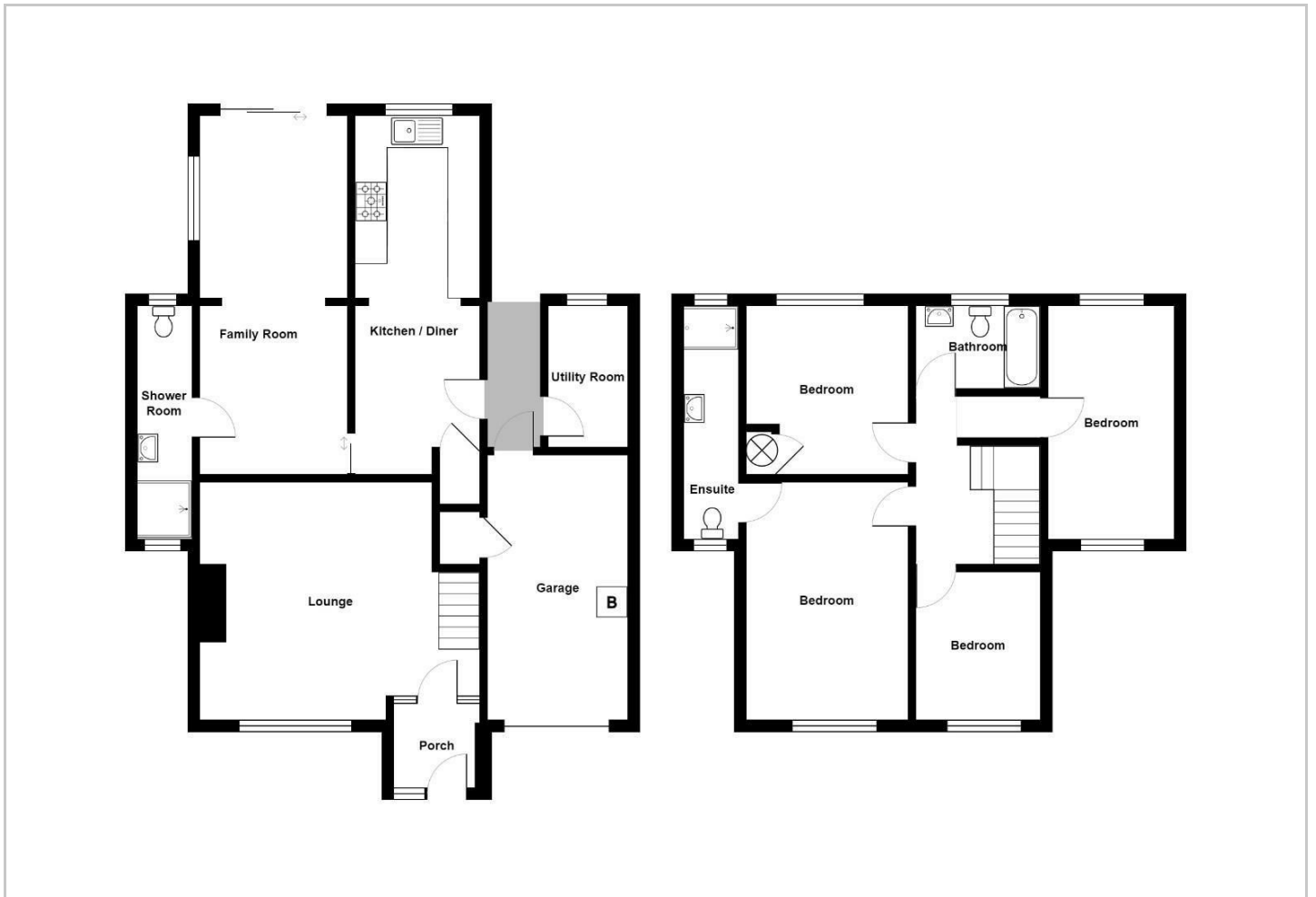
## Hybrid Map



## Terrain Map



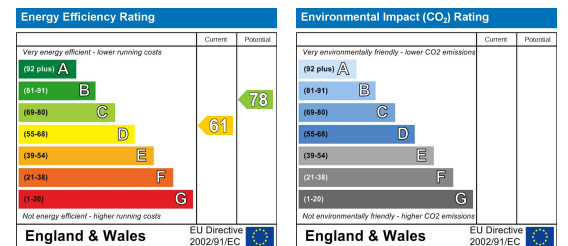
## Floor Plan



## 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.