

HUNTERS[®]

HERE TO GET *you* THERE



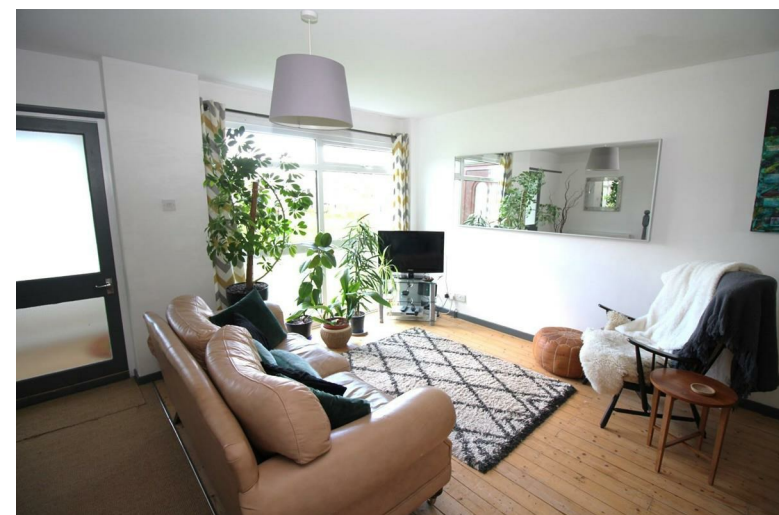
Wharfedale

Thornbury, BS35 2DT

£289,995



Council Tax: B



36 Wharfedale

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Providing well presented and tastefully decorated accommodation that is both flexible and versatile in arrangement, this fabulous family home has a substantial ground floor extension to the side. This generous area is currently arranged as a large fourth bedroom with en-suite shower room, however, it could equally be utilised as an additional reception room or home office if required. With gas central heating, uPVC double glazing a lovely fitted kitchen and garage, we feel that this super house represents a great choice for any young family.

Entrance

Via uPVC double glazed front door opening to

Porch

uPVC double glazed window to front, cloaks cupboard and further glazed door opening to

Lounge/Diner

23'7" (max) x 16'0" (max) (7.20m (max) x 4.88m (max))

"L-SHAPED" Full length uPVC double glazed window to front with additional uPVC double glazed window to rear. Exposed timber floorboards, feature staircase with turned spindles rising to first floor. Under stairs storage cupboard and 2 x radiators

Kitchen

11'5" x 7'8" (3.48m x 2.35m)

uPVC double glazed window to rear with double glazed door opening to garden. Range of floor and wall units with contrasting work surfaces and tiled splashbacks. Single drainer sink unit with mixer taps. Space for cooker and fridge/freezer. Radiator

Utility Room

5'10" x 4'7" (1.78m x 1.41m)

uPVC double glazed window to rear. Base unit incorporating work surface with plumbing for washing machine and wall mounted gas central heating boiler

Shower Room

Obscure uPVC double glazed window to rear. W.C, wash hand basin and tiled shower enclosure incorporating electric shower unit. Heated towel rail

Bedroom 4/ Family Room

14'9" x 11'5" (4.50m x 3.50m)

uPVC double glazed window to front, radiator

Landing

Access to loft, exposed floor boards and radiator

Bathroom

Obscure uPVC double glazed window to rear. White suite comprising W.C, vanity unit incorporating wash hand basin and panelled bath with shower over. Heated towel rail

Bedroom 1

10'3" x 9'3" (3.14m x 2.84m)

uPVC double glazed window to rear, exposed floorboards and radiator

Bedroom 2

13'6" x 9'2" (4.12m x 2.80m)

uPVC double glazed windows to front and side, built in sliding mirror door wardrobes, exposed floorboards and radiator

Bedroom 3

9'1" x 6'3" (2.77m x 1.93m)

uPVC double glazed window to front, exposed floorboards and radiator

Front Garden

Open plan lawn facing open green and walkway

Side/Rear Garden

With rear pedestrian access there is a small enclosed lawn with additional areas of patio with various shrubs and storage area

Garage

Single garage in nearby block with parking in front

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band B



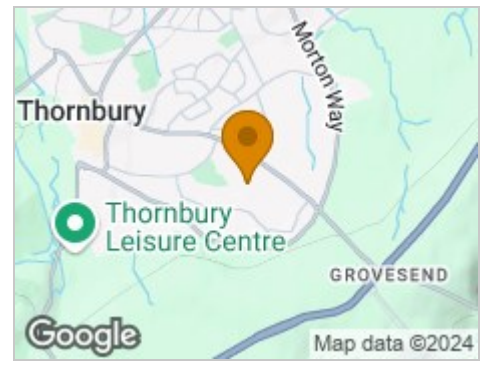
Road Map



Hybrid Map



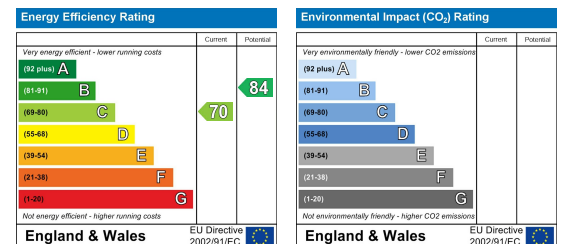
Terrain Map



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.