

# HUNTERS<sup>®</sup>

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## Lavender Close

Thornbury, BS35 1UL

£598,500



Council Tax: E



# 22 Lavender Close

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## Entrance

Via open fronted canopy porch to woodgrain effect Upvc double glazed front door opening to hallway.

## Hallway

Obscure Upvc double glazed panel to front, staircase rising to first floor. Radiator.

## Cloakroom

Woodgrain effect Upvc double glazed window to front, WC, wash hand basin and radiator.

## Kitchen/Breakfast Room

14'0" x 10'2" (4.27m x 3.10m)

Open plan archway leading to dining area. Range of various floor and wall units with contrasting work surfaces incorporating sink unit, integral oven, hob, extractor fan and dishwasher, tiled floor.

## Utility Room

6'11" x 5'8" (2.12m x 1.74m)

Range of various floor and wall units with contrasting work surfaces incorporating integral washing machine and tumble dryer, tiled floor and radiator.

## Sitting Room/Dining Area

12'1" x 8'11" (3.70m x 2.74m)

Woodgrain effect Upvc double glazed window to rear, underfloor heating, tiled floor, door opening to conservatory and radiator.

## Conservatory

12'8" x 9'10" (3.88m x 3.0m)

Upvc double glazed structure with windows overlooking the rear garden and double glazed door opening to the side. Tiled floor with underfloor heating radiator.

## Lounge

16'0" x 15'1" (into bay) (4.88m x 4.60m (into bay))

Woodgrain effect Upvc double glazed bay window to front, radiator and archway opening to:-

## Dining Room

11'5" x 8'7" (3.50m x 2.62m )

Double glazed sliding patio doors opening into Conservatory, radiator.

## Landing

Access to loft, range of mirror door wardrobes, airing cupboard and radiator.

## Bathroom

Obscure Woodgrain effect double glazed window to side, white WC, wash hand basin and panelled bath with glass screen and shower unit over , tiled walls and heated towel rail.

## Bedroom 1

13'3" x 10'9" (4.05m x 3.30m)

Upvc double glazed windows to front with feature bay window. Range of built-in sliding mirror door wardrobes fitted to one wall. 2 x radiators

## En-Suite

Obscure wood effect Upvc double glazed window to front, suite comprising WC, vanity unit incorporating wash hand basin, tiled shower enclosure with electric shower unit. Heated towel rail.

## Bedroom 2

11'6" x 10'0" (3.53m x 3.07m)

Woodgrain effect Upvc double glazed window to rear, radiator.

### Bedroom 3

12'1" x 8'11" (3.69m x 2.73m)

Wood grain effect Upvc double glazed window to rear and radiator.

### Bedroom 4/Study

9'6" x 7'1" (2.90m x 2.17m)

Upvc double glazed window to side. Radiator.

### Front Garden

Open plan lawn with power points mounted to the side of the garage.

### Rear Garden

Enclosed private and level garden that is totally secluded. Laid to lawn with various established shrubs, paved patio and side access.

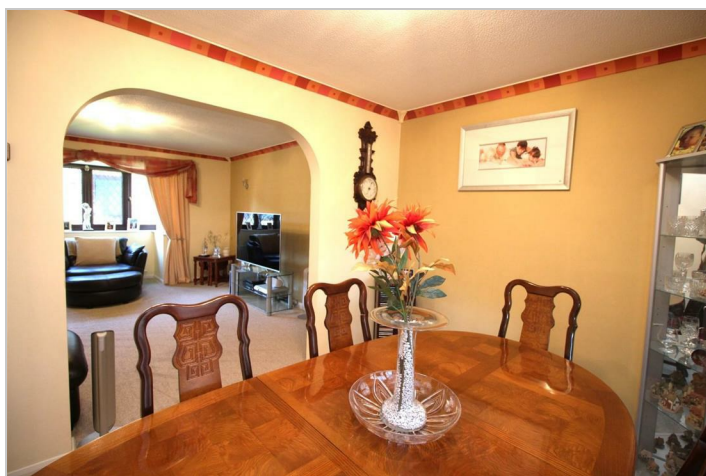
### Garage

Double detached garage with dual up and over doors, power and light, storage into eaves, personal part glazed door opening to side.

### Material Information - Thornbury

Tenure Type; Freehold

Council Tax; South Gloucestershire, Band E



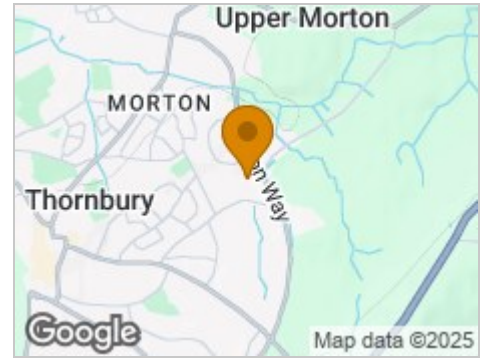
## Road Map



## Hybrid Map



## Terrain Map



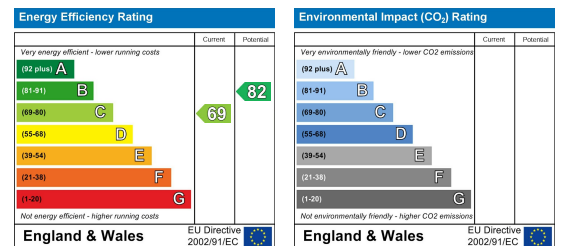
## Floor Plan



## 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.