

# HUNTERS®

HERE TO GET *you* THERE



## Hickory Lane

Hortham Village, Almondsbury, BS32 4FN

£420,000



Council Tax: D





# 10 Hickory Lane

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## Entrance

Via security locking front door.

## Hallway

Staircase rising to first floor. Radiator.

## Cloakroom

WC, wash hand basin, coved ceiling, panelled walls, extractor fan.

## Lounge

10'1" x 16'7" (3.08m x 5.08m)

UPVC double glazed window to front with internal shutters. UPVC double glazed French doors opening to rear garden. Radiator.

## Kitchen/Diner

23'4" x 12'11" (max) (7.12m x 3.95m (max))

UPVC double glazed window to front with internal shutters. Having been extended incorporating double glazed powder coated French doors opening onto rear garden and double glazed roof. Extensive range of floor and wall units with contrasting woodblock worksurfaces incorporating central workstation with inset Belfast sink unit, integrated dishwasher, fridge/freezer and Rangemaster stove with extractor hood over. Built in pantry and large cloaks cupboard with separate utility room/cupboard housing plumbing for automatic washing machine, space for tumble dryer and work surfaces with shelving.

## Landing

UPVC double glazed window to rear. Access to loft and radiator.

## Bedroom 1

10'4" x 13'0" (3.16m x 3.98m)

UPVC double glazed window to front with internal shutters, built in wardrobe and radiator.

## Ensuite

Obscure UPVC double glazed window to rear. WC, wash hand basin and tiled shower enclosure. Heated towel rail.

## Bedroom 2

9'9" x 10'11" (into door well) (2.98m x 3.35m (into door well))

UPVC double glazed window to front incorporating internal shutters, built in wardrobe and airing cupboard. Feature panelled wall. Radiator.

## Bedroom 3

10'11" x 6'6" (3.35m x 2.0m)

UPVC double glazed window to rear, built in wardrobe and radiator.

## Bathroom

Obscure UPVC double glazed window to front. WC, wash hand basin and Jacuzzi bath with tiled walls, shower attachment and heated towel rail.

## Front Garden

Various established shrubs.

## Rear Garden

Low maintenance and easy to manage private garden that is fully enclosed with paved patio and area of artificial grass with large covered open fronted garden room. Steps up to parking area and garage.

## Garage

Single alarmed with up and over door.

Tel: 01454 411522

## Parking

Hardstanding for 2 vehicles.

## Material Information - Thornbury

Tenure Type; Freehold

Service Charge for Communal Grounds approx  
£165 pa

Council Tax Banding;



Road Map



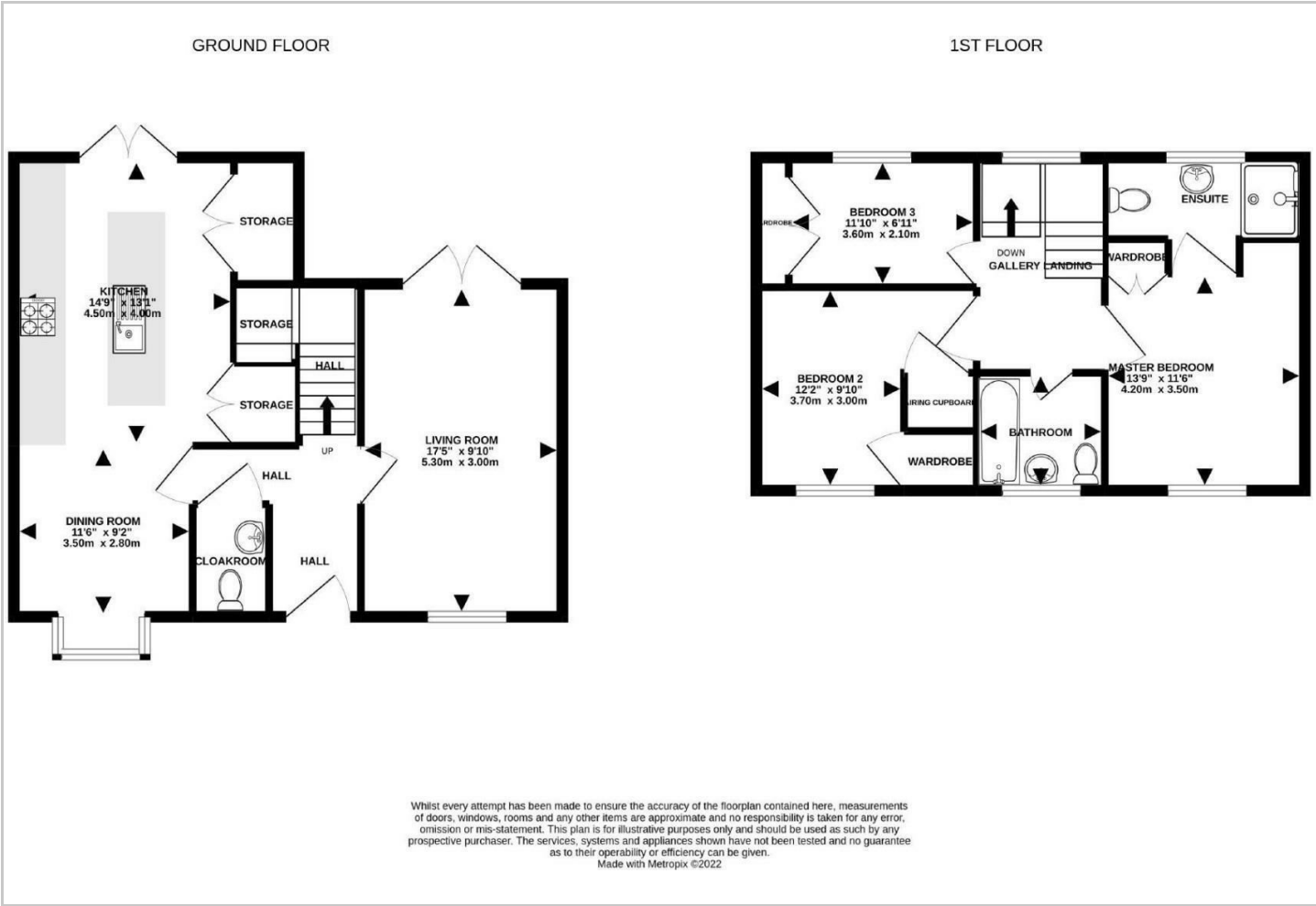
Hybrid Map



Terrain Map



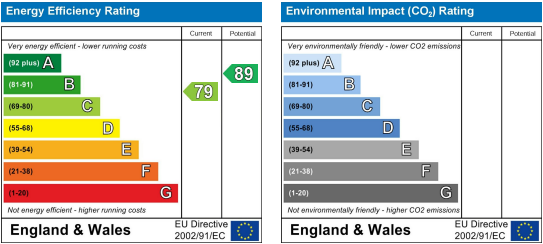
Floor Plan



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.