

HUNTERS[®]

HERE TO GET *you* THERE



Woodhouse Avenue

Almondsbury, BS32 4HT

£840,000



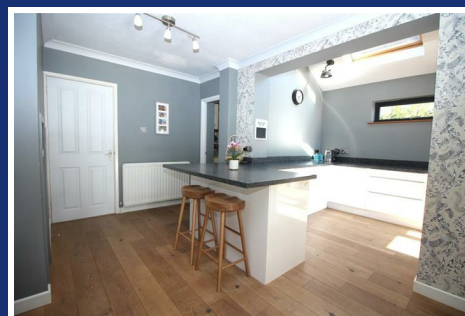
Council Tax: F



Heatherdene Woodhouse Avenue

Almondsbury, BS32 4HT

£840,000



Entrance

Via part glazed hardwood front door that opens to a vestibule with ceramic tiled floor and glazed door opening to

Reception Hallway

Ceramic tiled floor, staircase rising to first floor and radiator

Cloakroom

W.C and vanity unit incorporating wash hand basin. Heated towel rail

Study/Home Office

14'9" x 9'6" (4.50m x 2.90m)

Double glazed window to front with internal shutter. Radiator

Lounge

21'1" x 13'5" (6.43m x 4.11m)

Double glazed window to side with internal multi pane French doors opening to Sun Lounge at the rear. Feature, contemporary style multi fuel stove. 2 x radiators

Dining Room

22'5" x 10'6" (6.85m x 3.22m)

Breakfast Bar, under stairs storage cupboard and 2 x radiators

Family Room/Playroom

24'0" x 12'4" (7.34m x 3.77m)

Double glazed bi-fold doors opening to South facing rear garden. Under floor heating with 2 x radiators

Kitchen

17'11" x 6'6" (5.48m x 2.0m)

Double glazed windows to side and rear with double glazed door opening to patio at the rear. Double glazed skylight and extensive range of floor and wall units with contrasting work surfaces incorporating stainless steel sink unit. Various integral appliances to include drawer fridge, dishwasher, eye level microwave, oven and induction hob with contemporary AEG extractor hood

Utility Room

10'0" x 6'9" (3.06m x 2.07m)

Wall mounted gas central heating boiler and large "Megaflo" hot water tank, Base and wall units with work surfaces. Plumbed for washing machine, ceramic tiled floor and door to integral garage

First Floor Landing

Access to loft via retractable ladder. Large linen cupboard

Bathroom

Obscure double glazed window to side. W.C. wash hand basin and panelled bath with tiled walls and radiator

Bedroom 1

18'2" x 10'3" (5.55m x 3.13m)

Double glazed windows to front. Radiator

En-Suite

Obscure double glazed window to front, White W.C, wash hand basin and shower enclosure. Contemporary vertical radiator incorporating full length mirror

Bedroom 2

10'7" x 9'10" (3.25m x 3.0m)

Double glazed window to rear and radiator

Bedroom 3

13'6" x 7'10" (4.13m x 2.40m)

Double glazed window to rear, built in wardrobe and radiator

Bedroom 4

10'6" x 7'11" (3.21m x 2.42m)

Double glazed window to side, built in wardrobe and radiator

Front Garden

established shrubs with borders

Rear Garden

South facing, this fabulous garden is ideal for families it is generous, secure and level. Predominately it is laid to lawn with established borders incorporating numerous mature shrubs and trees. There is a large paved patio and decked area with timber shed and access the front of the house at the side.

Double Garage

16'8" x 15'2" (5.10m x 4.64m)

Double electric roller door, work bench and wall unit with shelving. Power and light

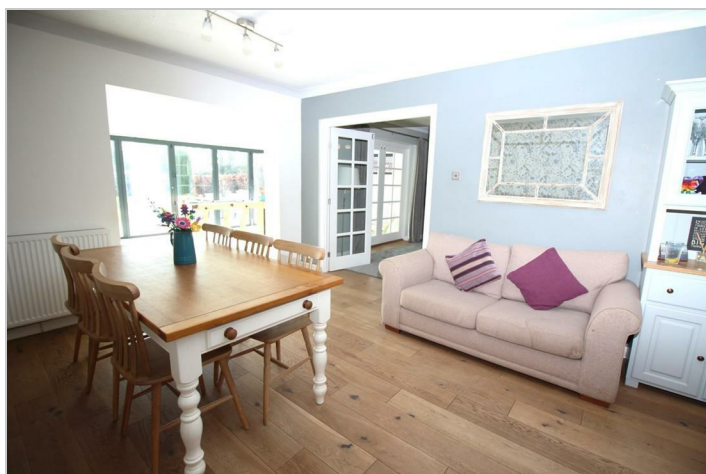
Parking

Accessed via 5 bar gate there is secure parking on the gravelled driveway for numerous vehicles, making it ideal for those in search of a property that would accommodate a caravan or boat.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band F



Road Map



Hybrid Map



Terrain Map



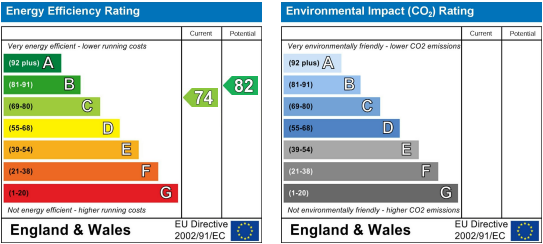
Floor Plan



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.