

HUNTERS[®]

HERE TO GET *you* THERE



Chestermaster Close

Lower Almondsbury, BS32 4EH

£770,000



Council Tax: F



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Entrance

Via security locking front door that opens to a bright, light and welcoming reception area with obscure double glazed window to the front and dog-leg staircase that rises to the first floor. Under stairs storage cupboard and 2 x radiators

Cloakroom

Obscure uPVC double glazed window to front. White W.C, wash hand basin and radiator

Living Room

21'9" x 11'7" (6.64m x 3.55m)

uPVC double glazed windows to front and side with bi-fold doors opening to the rear garden. Feature contemporary style woodburning stove. 2 x Radiators

Dining Room

12'2" x 9'3" (3.73m x 2.84m)

Full length uPVC double glazed window to rear. Radiator

Kitchen/diner

15'7" x 12'3" (4.77m x 3.75m)

uPVC double glazed windows to rear. Range of floor and wall units with contrasting work surfaces incorporating double bowl sink unit with mixer taps. Integral Siemens oven and microwave, Neff ceramic hob and Neff extractor hood over. Radiator

Utility Room

15'5" x 7'1" (4.72m x 2.18m)

uPVC double glazed door and window to rear. Range of floor and wall units with ample work surfaces incorporating stainless steel sink unit. Plumbed for washing machine and space for tumble

dryer, large cupboard housing pressurised hot water tank and solar thermal system. Heat recovery ventilation unit that enables the drying of washing without condensation. Oil fired central heating boiler and door to integral garage

Landing

uPVC double glazed window to front, access to loft and radiator

Bathroom

Obscure uPVC double glazed window to front. White suite comprising; W.C, wash hand basin and panelled bath incorporating screen and shower over and radiator/towel rail

Bedroom 1

13'0" x 10'11" (3.98m x 3.35m)

uPVC double glazed window to front, walk in wardrobe and radiator

Walk in Wardrobe

Obscure uPVC double glazed window to rear and radiator

En-Suite

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

Bedroom 2

12'3" x 10'11" (3.75m x 3.33m)

uPVC double glazed windows to side and rear, built in wardrobe and radiator

Bedroom3

12'4" x 9'6" (3.77m x 2.91m)

uPVC double glazed window to rear and radiator

Bedroom 4

12'4" x 9'1" (3.77m x 2.77m)

uPVC double glazed window to rear and radiator

Bedroom 5

10'11" x 7'3" (3.34m x 2.21)

uPVC double glazed window to front, built in wardrobe and radiator

Gardens

The house occupies a generous corner plot. At the rear it has a westerly aspect, it is very private, landscaped and easy to manage comprising patio, decked area and lawn with summerhouse, various established specimen shrubs, ferns and grasses. There is a water tap and side gate with access to the oil tank and useful storage area for bin storage and log store. The front garden is lawned with mature shrubs

Garage

16'7" x 13'10" (5.06m x 4.22m)

Large garage with electric roller door. Water tap, power and light. EV charging point

Parking

Hardstanding for two vehicles with access to EV charging point

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band F

Anti-Money Laundering Regulations

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



Road Map



Hybrid Map



Terrain Map



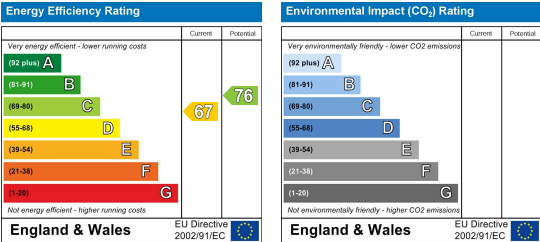
Floor Plan



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.