

# HUNTERS®

HERE TO GET *you* THERE



## Crantock Drive

Almondsbury, Bristol, BS32 4HG

Reduced To £730,000



Council Tax: F





# 50 Crantock Drive

Almondsbury, Bristol, BS32 4HG

## Reduced To £730,000



### Entrance

Via security locking composite door that opens to;

### Hallway

uPVC double glazed window to side, staircase rising to first floor with useful storage cupboard under and large separate storage cupboard, radiator

### Lounge

17'9" x 14'10" (5.43m x 4.53m)

Double glazed bi-fold doors opening directly onto the decking at the rear. Feature fireplace incorporating wood burning stove with contrasting stone hearth and timber mantle. Radiators

### Dining Room

12'4" x 10'4" (3.78m x 3.17m)

Double glazed bi-fold doors opening directly onto the deck at the rear. Radiator

### Kitchen

13'11" x 13'4" (4.26m x 4.07m)

uPVC double glazed window to side with uPVC double glazed door opening to side. Range of various floor and wall units with contrasting wood block work surfaces with feature central island. Stainless steel sink unit, plumbing for washing machine and dishwasher. Integral double oven and four ring gas hob. Radiator

### Bathroom

Obscure uPVC double glazed window to side, W.C, wash hand basin and panelled bath with shower attachments and glass screen. Radiator

### Bedroom

14'4" (max) x 11'11" (max) (4.39m (max) x 3.64m (max))

uPVC double glazed window to front. Range of built in wardrobes and cupboards, radiator

### En-Suite

Obscure uPVC double glazed window to side, white suite comprising W.C, wash hand basin and tiled shower enclosure. Extractor fan and radiator

### Family room/Bedroom

16'3" x 11'10" (4.97m x 3.62m)

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

### Home Office/Bedroom

10'0" x 9'5" (3.07m x 2.88m)

uPVC double glazed window to side and radiator

### Landing

Obscure uPVC double glazed window to rear

### Master Bedroom/Living Room

17'11" (max) x 18'11" (max) (5.46m (max) x 5.77m (max))

This fabulous room is extremely flexible in arrangement and with sloping ceilings could be used as a bedroom or additional living room. There are double glazed French doors that enjoy wonderful views to the rear. Furthermore there are double glazed skylights, a very large storage cupboard and built in wardrobes. Radiator

### Bedroom

17'8" x 17'10" (5.41m x 5.44m)

This very large room with sloping ceilings has a uPVC double glazed window to front and double glazed skylights. Built in cupboard and radiator

## Bedroom

14'9" x 9'3" (4.51m x 2.84m )

Double glazed skylights and radiator

## Garage

20'2" x 10'0" (6.15m x 3.05m)

Electric roller door to the front with double glazed French doors opening to the rear patio. Power, light and shelving

## Carport & Parking

The carport is located in front of the garage and providing sheltered parking for one vehicle. Furthermore there is space for an additional 3-4 vehicles with further driveway on the opposite side of the house creating parking for another large vehicle such as a caravan/motorhome

## Gardens

At the front there is a lawn with decking, whilst the rear is landscaped with low maintenance in mind. This fabulous South East facing garden is level and mainly laid to lawn with shrub borders, paved patios and large composite deck. The house currently backs onto an open field that has recently been earmarked for a possible site for future residential development

## Side Garden

Secure and very private enclosed area accessed from the kitchen with gate opening to the rear garden. It has artificial grass and water tap

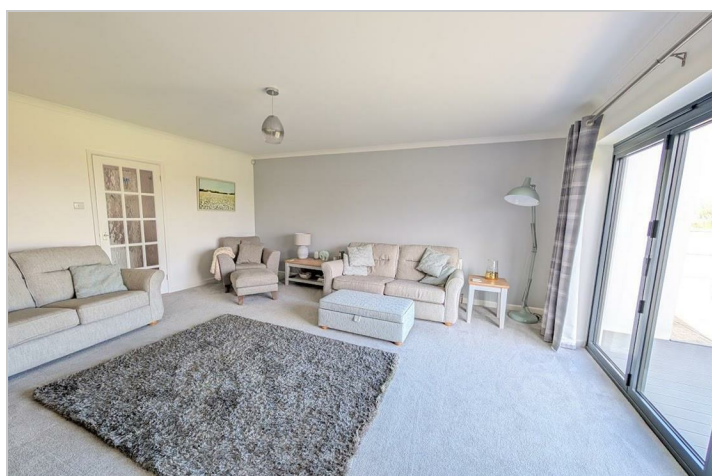
## Anti Money Laundering

"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"

## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band F  
Disclaimer; The house currently backs onto an open field that has recently been earmarked for a possible site for future residential development



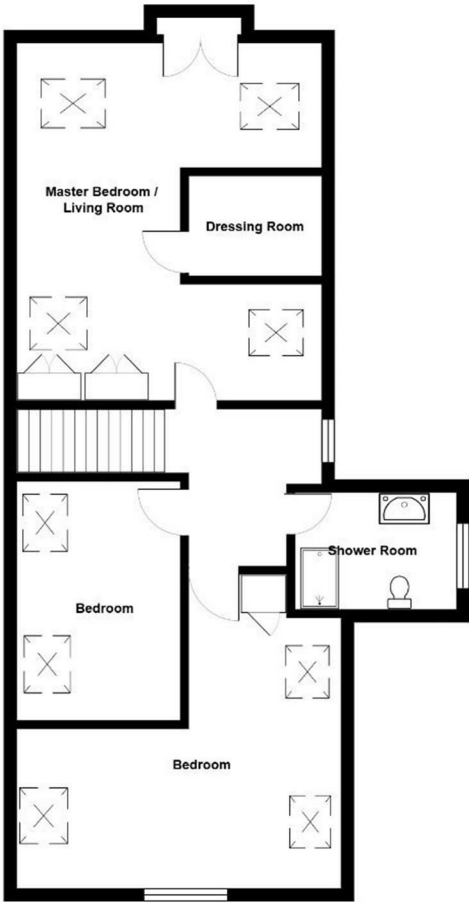
Road Map



Hybrid Map



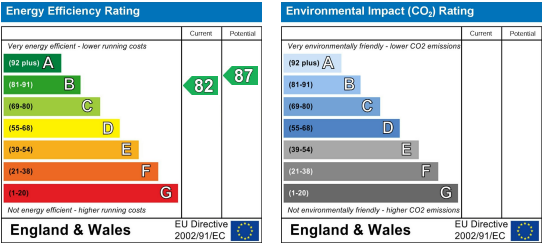
Terrain Map



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.