

HUNTERS®

HERE TO GET *you* THERE



Lower Court Road

Lower Almondsbury, BS32 4DX

£890,000

4 3 3 E

Council Tax: G



10 Lower Court Road

Lower Almondsbury, BS32 4DX

£890,000



Entrance

Via uPVC double glazed front door opening to

Porch

Double glazed windows to front, double glazed skylight, quarry tiled floor and glazed door opening to

Hallway

Staircase rising to first floor with gallery landing. Useful understairs storage cupboards and radiator

Cloakroom

Double glazed window to side. W.C, wash hand basin and radiator

Dining Room

12'7" x 10'0" (3.85m x 3.06m)

Double glazed window to side. Parquet flooring and radiator

Family Room

17'11" x 11'11" (5.47m x 3.64m)

Double glazed windows to front and side, parquet flooring and radiator

Sitting Room

21'3" x 14'8" (6.50m x 4.48m)

Double glazed bi-fold doors opening to rear garden. Feature fireplace incorporating wood burning stove with timber mantle. Coved ceiling, dado rail and 2 x radiators

Kitchen/b'fast Room

19'6" (max) x 17'10" (max) (5.95 (max) x 5.46 (max))

Double glazed windows and door opening to rear garden. Extensive range of floor and wall units with contrasting granite work surfaces that also incorporates a central work station/island. Double bowl sink unit with various integral appliances to include Bosch Oven, second AEG oven and four ring induction hob with extractor fan over. Plumbed for dishwasher, space for fridge/freezer and large pantry. Radiator

Utility Room

8'6" x 6'1" (2.60m x 1.86m)

Double glazed window to front and double glazed window to side. Belfast sink unit, oil fired central heating boiler, wall cupboards, plumbing for washing machine and space for tumble dryer

Landing

Bright and light gallery landing with double glazed windows to the side. Large airing cupboard with shelving and additional second storage cupboard. Radiator

Bedroom 1

18'2" x 14'1" (5.54m x 4.31m)

Double glazed windows to front and rear. Range of built in wardrobes and radiator

Bedroom 2

17'11" x 11'11" (5.48m x 3.65m)

Double glazed window to front and radiator

Bedroom 3

14'0" x 10'1" (4.27m x 3.08m)

Double glazed windows to front and rear, built in wardrobe and radiator

Bedroom 4

10'6" x 9'10" (3.22m x 3.01m)

Double glazed window to rear, built in wardrobe and radiator

Bathroom

Obscure double glazed windows to side with large skylight. W.C, bidet, vanity unit incorporating wash hand basin and panelled bath with separate tiled shower enclosure. Heated towel rail and radiator

Front Garden

Lawn with various established specimen shrubs including palms and small ruby red Acer

Rear Garden

South East facing private garden that is enclosed and secure. It is laid to lawn with paved patio, established shrubs and flower beds and borders. All weather shed and side access

Garage

Double detached with electric up and over door housing oil tank. Power and light

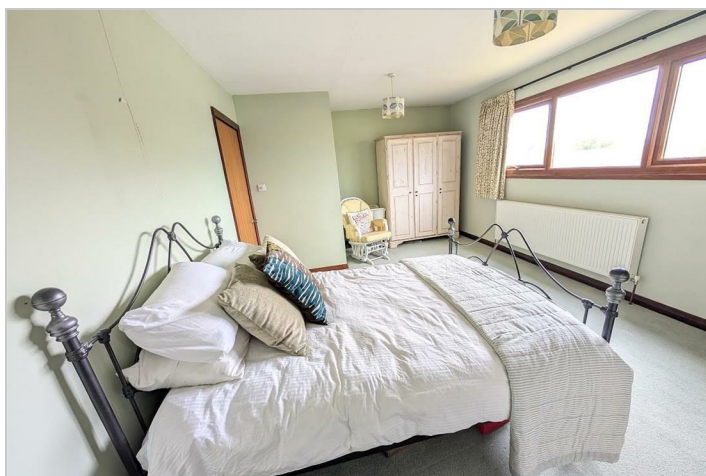
Parking

Hardstanding on block paved driveway for 3 additional vehicles. Flight of steps rising to front door

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band G



Road Map



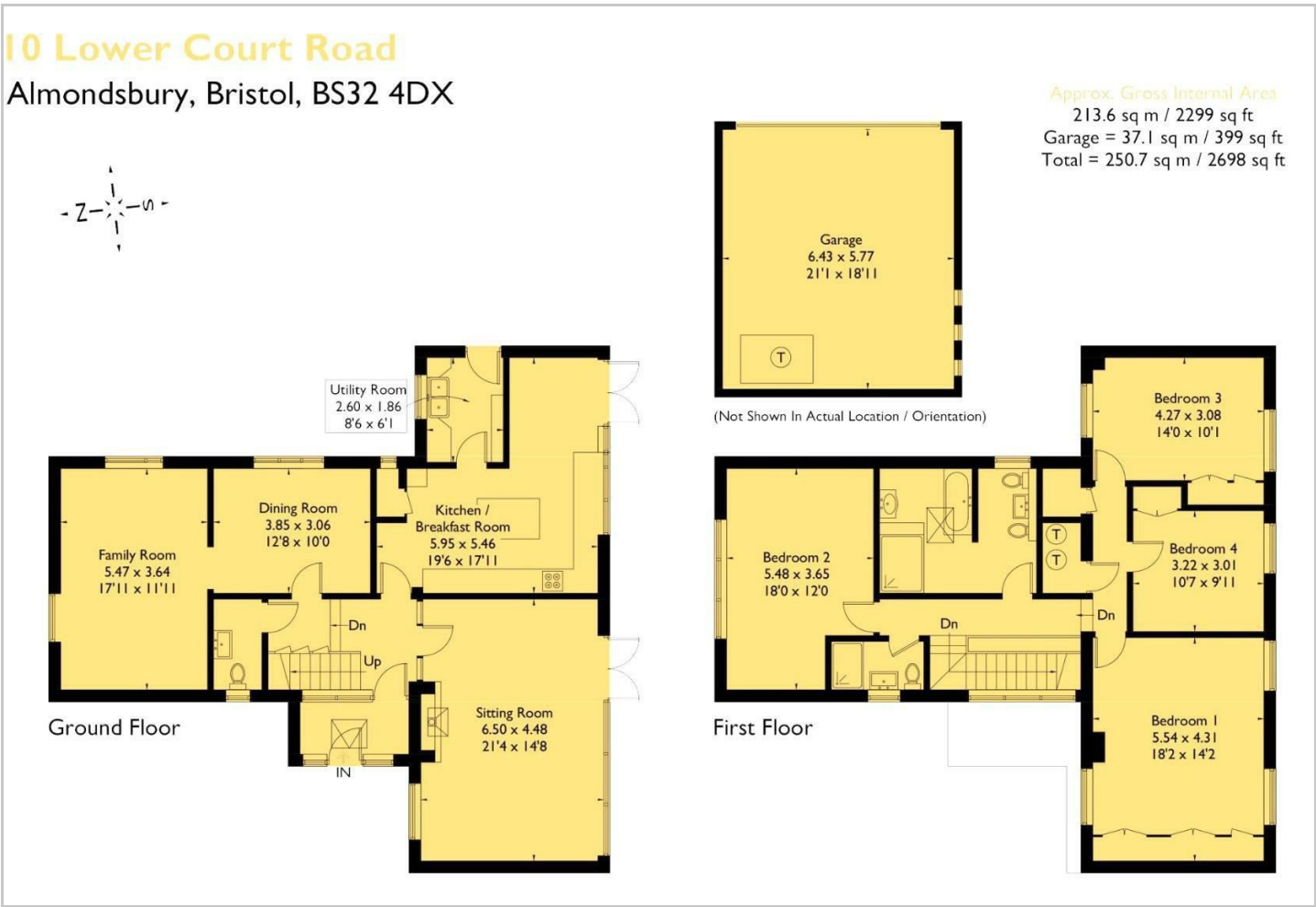
Hybrid Map



Terrain Map



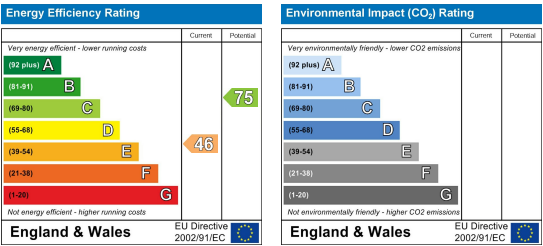
Floor Plan



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.