

# HUNTERS®

HERE TO GET *you* THERE



## Lower Court Road

Lower Almondsbury, BS32 4DX

£850,000



Council Tax: G





# 10 Lower Court Road

Lower Almondsbury, BS32 4DX

£850,000



## 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

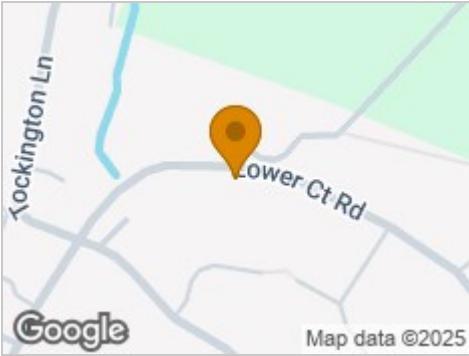
Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band G





Road Map



Hybrid Map



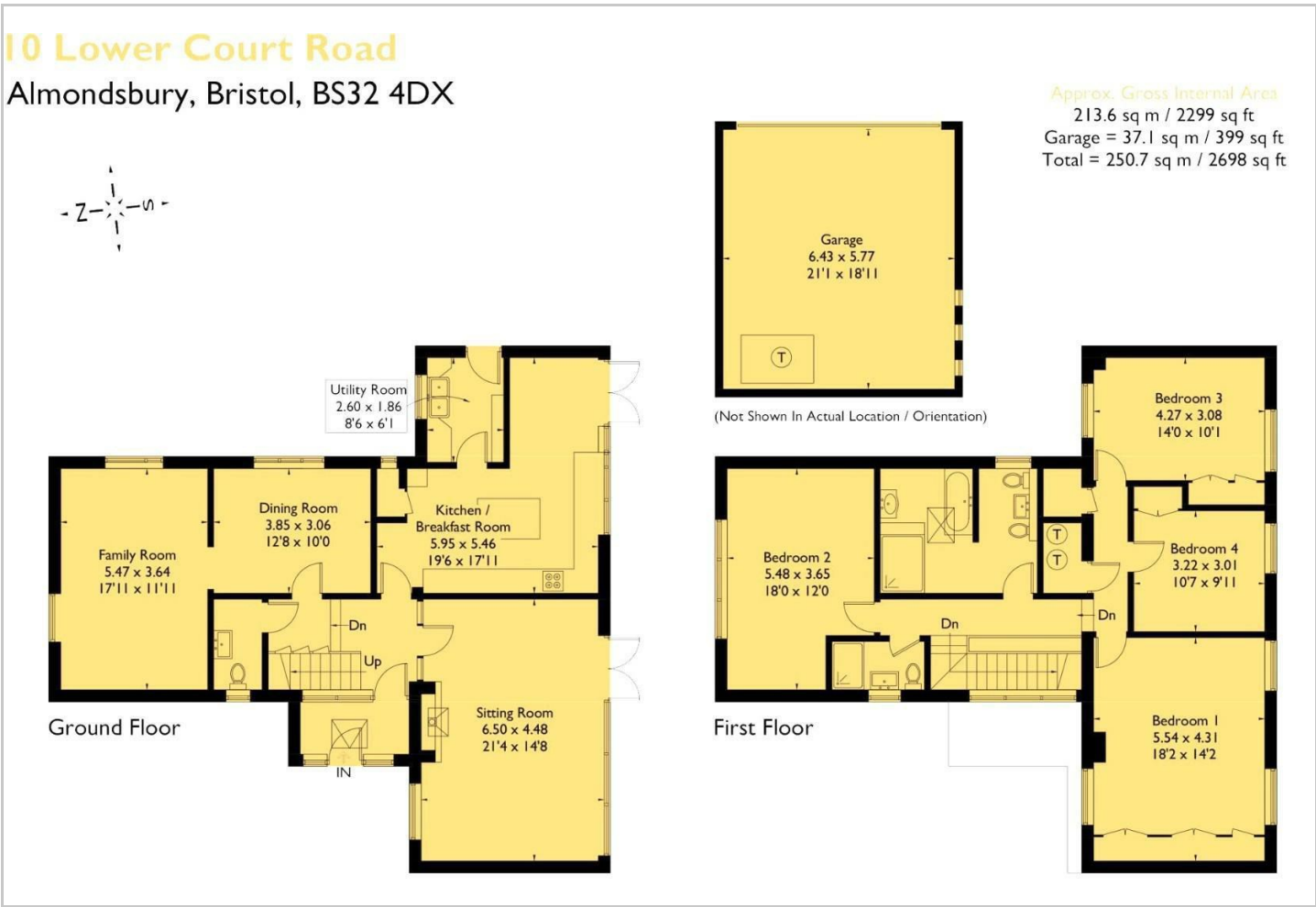
Terrain Map



Floor Plan

10 Lower Court Road

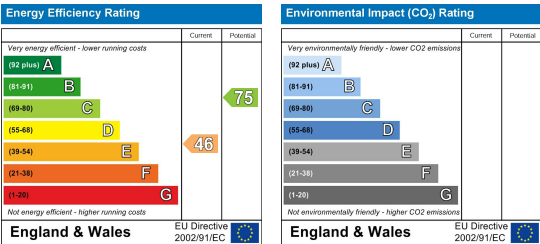
Almondsbury, Bristol, BS32 4DX



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.