

HUNTERS®

HERE TO GET *you* THERE



Manor Park

Tockington, BS32 4NS

£599,950



Council Tax: E



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Providing deceptively spacious accommodation that would be ideal for the growing family, this bright, light and welcoming home features a wealth of highly desirable features. Providing a perfect blend of comfort and convenience, this low maintenance and easy to manage home is extremely flexible and versatile in arrangement, comprising; generous lounge with feature fireplace, fabulous fully integrated kitchen/diner, home office, cloakroom and utility at ground floor level, whilst on the first floor there are four spacious bedrooms, family bathroom and additional shower room. The layout of the home ensures a warm and inviting atmosphere, with plenty of natural light flowing through the rooms. For those that don't know, Manor Park enjoys a tranquil setting in the heart of this sought after South Gloucestershire village that remains within easy reach of Bristol's vibrant city life. The area boasts excellent local amenities, schools, and transport links, making it an ideal choice for those looking to balance suburban living with urban accessibility. In summary, this house in Manor Park is a wonderful opportunity for anyone seeking a spacious and well-located family home with the added benefit of a private South facing rear garden.

Entrance

Via double glazed composite front door to:

Hallway

Obscure double glazed panel to front. Oak floor and Oak staircase rising to first floor with useful recess under. Built in cupboard and radiator.

Lounge

14'4" x 15'10" (4.37m x 4.83m)

UPVC double glazed window to front. Feature fireplace incorporating living flame gas fire. Radiator.

Kitchen/Diner/Breakfast Room

19'4" x 9'4" x 16'4" (max) (5.90m x 2.87m x 5.0m (max))

UPVC double glazed window to rear, Oak flooring, comprehensive range of floor and wall units with central island incorporating granite worksurfaces with 5 burner gas hob and extractor hood over. 2 integral Bosch ovens, larder fridge and pantry.

Utility Area

10'5" x 5'11" (3.19m x 1.81m)

Leading directly off of the kitchen with Oak flooring and UPVC double glazed French doors opening to rear garden. Floor and wall units with granite work surfaces incorporating sink unit with integrated 'Smeg' dishwasher. Vertical radiator.

2nd Utility Room

6'2" x 9'10" (1.89m x 3.02m)

Range of floor and wall units with contrasting work surfaces incorporating stainless steel single drainer sink unit, plumbing for automatic washing machine, space for tumble dryer, ceramic tiled floor. Door to integral garage. Radiator.

Study/Snug

7'6" x 11'5" (2.31m x 3.49m)

UPVC double glazed French doors opening to rear garden. Double glazed skylight. Radiator.

Landing

Access to loft via retractable ladder, cupboard housing condensing gas central heating boiler.

Shower Room

WC, wash hand basin and tiled shower enclosure, extractor fan and heated towel rail.

Tel: 01454 411522

Bathroom

Obscure UPVC double glazed window to rear. White suite comprising WC, wash hand basin with separate tiled shower enclosure, tiled surround and heated towel rail.

Bedroom 1

15'10" x 9'10" (4.85m x 3.0m)

UPVC double glazed window to front. Range of built in wardrobes fitted to one wall plus additional built in wardrobes. Radiator.

Bedroom 2

12'3" x 10'3" (3.74m x 3.14m)

UPVC double glazed window to front, built in wardrobe. Radiator.

Bedroom 3

12'4" x 9'7" (3.77m x 2.94m)

UPVC double glazed window to rear. Range of built in wardrobes and shelving. Radiator.

Bedroom 4

9'10" x 9'3" (3.02m x 2.84m)

UPVC double glazed windows to side and rear. Radiator.

Integral Garage

16'5" x 9'11" (5.02m x 3.04m)

Folding door opening to front with double fronted panels allowing natural light. Wall mounted electric meter and fuse box. Power and light.

Front Garden

Open plan lawn with established Magnolia.

Rear Garden

South facing, level and private garden laid to lawn with paved patio and shrub borders.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; Band E

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



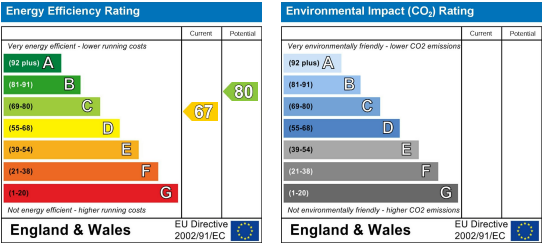
Floor Plan



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.