

HUNTERS®

HERE TO GET *you* THERE



Bishops Wood

Almondsbury, BS32 4HN

£845,000



Council Tax: F



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Occupying a most convenient residential position with excellent access to the nearby M4-M5 motorway interchange, we are thrilled to offer this substantial 4-5 bedroom detached family home. Providing both flexible and versatile accommodation, this super home offers the perfect blend of comfort and elegance. As you enter the property you are greeted by three inviting reception rooms, each providing ample space for relaxation and entertainment. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge, a formal dining room, snug or even an additional ground floor bedroom for dependent relative. The layout promotes a sense of openness, allowing natural light to flow throughout the home. The property boasts three well-appointed bathrooms, ensuring that morning routines are seamless and convenient for all residents. Each bathroom is designed with modern fixtures and finishes, providing a touch of luxury to your daily life. In summary, this stunning detached home in Bishops Wood is a rare find, combining spacious living with a serene setting. With its generous bedrooms, multiple reception areas, and modern bathrooms, it presents an exceptional opportunity for those looking to make a house a home. Complimented by solar panels and gas central heating, don't not miss the chance to view this most remarkable property.

Entrance

Via security locking composite front door to hallway

Hallway

Cloaks cupboard and meter cupboard. Radiator.

Study

8'0" x 8'9" (2.44m x 2.69m)

UPVC double glazed window to front. Karndean flooring, built in storage cupboards and radiator.

Kitchen

8'4" x 18'2" (max) (2.55m x 5.54m (max))

UPVC double glazed windows to side and rear. Range of underfloor and wall units with polished granite worksurfaces incorporating stainless steel single drainer sink unit with

mixer taps, integrated dishwasher, double oven and 5 burner gas hob with extractor hood over. Underfloor heating with tiled floor.

Utility Room

10'0" x 6'7" (3.05m x 2.02m)

UPVC double glazed window and double glazed door to side. Range of various units with worksurfaces incorporating large stainless steel sink unit, plumbing for automatic washing machine, space for tumble dryer, vertical radiator, tiled flooring. Radiator

Dining Room

16'2" x 14'6" (4.94m x 4.43m)

UPVC double glazed window to rear with double glazed bi fold doors opening onto paved patio. Karndean floor and radiator.

Lounge

18'2" x 16'10" (5.56m x 5.15m)

UPVC double glazed window overlooking garden at the side with UPVC double glazed bay window overlooking rear garden. Underfloor heating, feature mock fireplace.

Family Room/Bedroom 4

11'4" x 15'4" (3.47m x 4.68m)

Double glazed window to side and double glazed bay window to front. Karndean floor and radiator.

Bedroom 5/Snug

10'11" x 11'8" (3.33m x 3.58m)

UPVC double glazed window to front. Radiator.

Bathroom

Obscure UPVC double glazed window to front, WC, wash hand basin and pedestal bath with electric shower over, tiled walls and heated towel rail.

FIRST FLOOR

Landing

Double glazed Velux skylight and linen cupboard.

Tel: 01454 411522

Bathroom

Obscure UPVC double glazed window to rear. White suite comprising WC, wash hand basin and panelled bath with tiled shower enclosure, ceramic tiled floor with underfloor heating, cupboard housing combi boiler. Heated towel rail.

Bedroom 1

17'0" x 10'4" (5.20m x 3.15m)

UPVC double glazed window to front with views. 2 radiators.

Ensuite

Obscure UPVC double glazed window to rear. White WC, wash hand basin and panelled bath with shower over, tiled walls and floor with underfloor heating. Heated towel rail.

Dressing Room

Velux skylight, built in open fronted wardrobe and storage. Radiator.

Bedroom 2

13'11" x 14'1" (4.26m x 4.30m)

UPVC double glazed window to front with views, storage into eaves, double glazed skylights to rear and radiator.

Bedroom 3

10'0" 8'3" (3.05m 2.53m)

UPVC double glazed window to front. Large storage recess and radiator.

Gardens

The house occupied a generous corner plot with gardens on

all sides with paved West facing patio and lawn to the rear, extending to the side from which there are views of Chepstow and the Severn Bridge. Shrub borders and various established bushes and trees. At the rear there is a private East facing paved patio, ideal for "al-fresco" breakfasts! Water tap.

Garage

Single attached with electric remote controlled roller door, power and light. Double glazed door to the rear garden with storage into the eaves.

Parking

Block paved driveway providing parking for 3 vehicles. Water tap.

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"



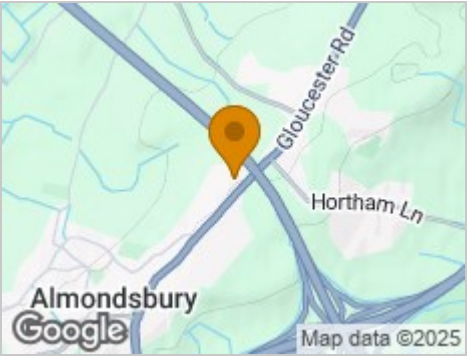
Road Map



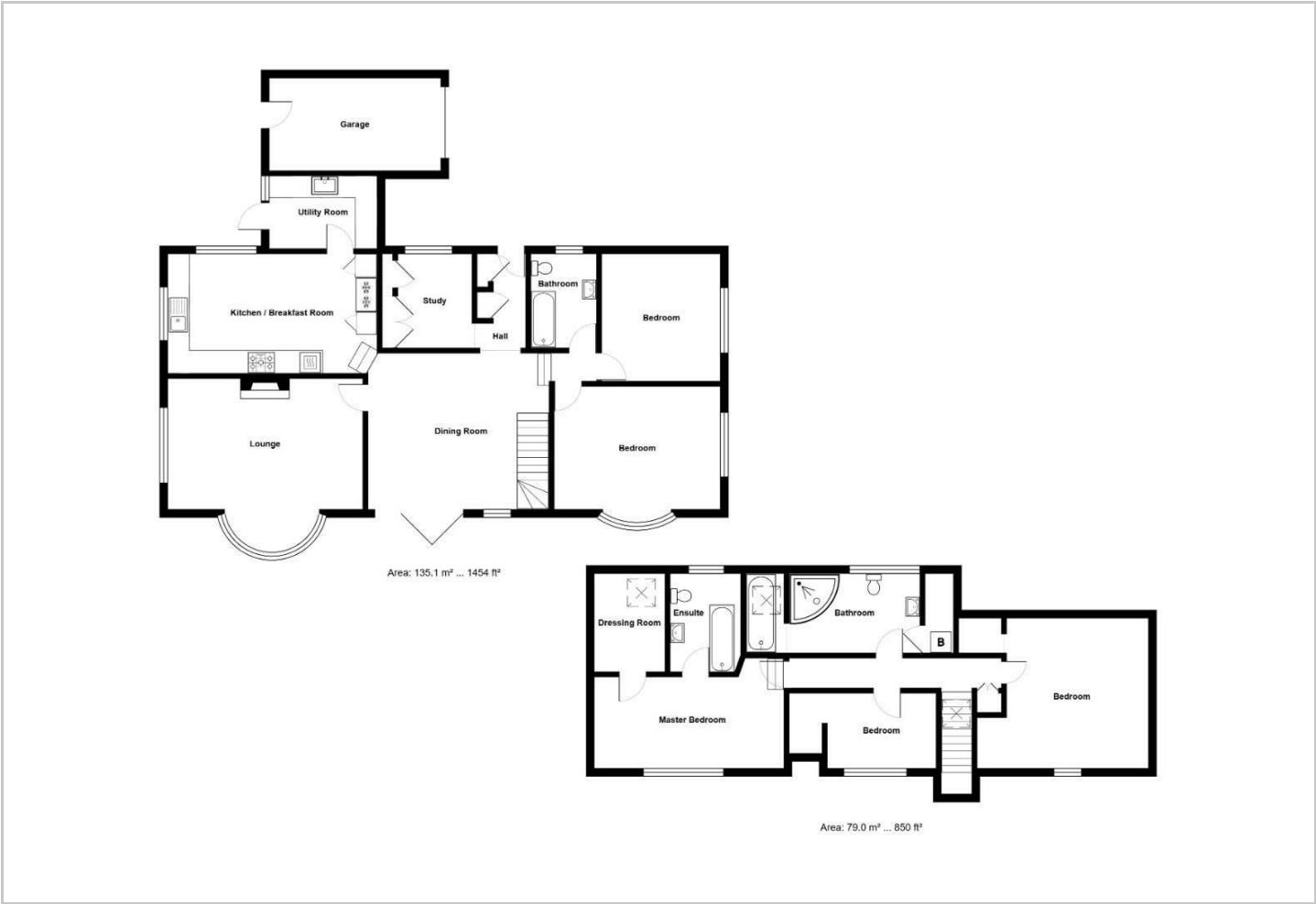
Hybrid Map



Terrain Map



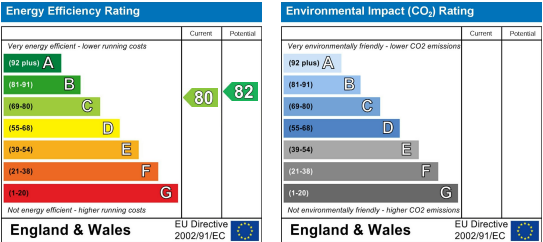
Floor Plan



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.