

HUNTERS®

HERE TO GET *you* THERE



Badger Road

Thornbury, BS35 1AB

£650,000

4 3 3 B

Council Tax: F



17 Badger Road

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£650,000



The Osterley is an executive style detached home that provides four double bedrooms and represents tremendous accommodation for the growing family. Tastefully appointed throughout, the open plan kitchen/diner/family room has plenty of space for when you invite guests over and the extended family area is perfect for keeping the little ones occupied but in sight as you cook. This bright area is set below double glazed roof panels with French doors leading to the rear garden so you can always take advantage of the sunshine. Finishing touches are added with the kitchen offering a stylish range of units with an extensive range of integrated appliances. The spacious lounge complete with wood burner is an idyllic area for the whole family to relax and unwind. Finishing the ground floor, the private office can provide those who work from home their personal space, free from distractions. Upstairs is a crisp white family bathroom and four double bedrooms, one of which could be the perfect guest room with its very own en suite shower room. The master bedroom has the advantage of a luxury dressing area with fitted sliding wardrobes leading onto a stylish en suite shower room so there's no queue in the morning rush. Finally, this superior family house is completed by a garage with workshop, driveway parking and enclosed private rear garden that backs onto open countryside.

ENTRANCE

Via canopy porch to security locking front door opening to

HALLWAY

Tiled floor, large cloaks cupboard, staircase rising to first floor with under stairs storage cupboard and radiator

CLOAKROOM

W.C, wash hand basin, extractor fan and radiator

STUDY - HOME OFFICE

9'8" x 9'6" (2.95 x 2.90)

Upvc double glazed window to front with double glazed bay window to rear. Radiator

LOUNGE

17'9" x 11'11" (5.40 x 3.64)

Upvc double glazed windows to front and side. Feature fireplace incorporating wood burning stove. 2 x radiators

KITCHEN / DINING / FAMILY ROOM

29'1" x 10'10" (8.86 x 3.31)

Upvc double glazed windows to side and rear with two sets of French doors opening to the rear and section of double glazed roof panels. Extensive range of timber fronted floor and wall units with contrasting work surfaces incorporating peninsular unit with 4 ring gas hob and extractor hood. Sink unit, integral dishwasher, fridge/freezer and double oven. Tiled flooring and radiators

UTILITY ROOM

6'1" x 5'10" (1.86 x 1.77)

Upvc double glazed door opening to garden at the side. Base unit incorporating single drainer sink unit with plumbing for washing machine. Space for tumble dryer. Wall mounted gas central heating boiler and radiator

LANDING

Access to loft, Upvc double glazed window to side. Cupboard housing hot water cylinder and radiator

BEDROOM 1

11'6" x 9'9" (3.50 x 2.96)

Upvc double glazed window and radiator

DRESSING ROOM

5'11" x 4'10" (1.80 x 1.47)

Built in sliding mirror door wardrobes and radiator

EN-SUITE

Obscure Upvc double glazed window. W.C, wash hand basin and tiled shower enclosure

BEDROOM 2

9'0" x 8'11" (2.75 x 2.71)

Upvc double glazed windows to side and rear. Built in sliding mirror door wardrobe and radiator

EN-SUITE.

Obscure Upvc double glazed window to rear. White suite comprising W.C, wash hand basin, tiled shower enclosure and heated towel rail

BEDROOM 3

9'9" x 11'3" (max) (2.97 x 3.44 (max))

Upvc double glazed window to rear and radiator

BEDROOM 4

9'8" x 9'8" (2.95 x 2.94)

Upvc double glazed window to front and radiator

BATHROOM

Obscure Upvc double glazed window to front. White suite comprising W.C., wash hand basin and panelled bath with shower screen. Tiled walls and shower over. Heated towel rail

GARDEN

Enclosed private level garden that wraps around to the back of the house. Flower beds, paved patios and lawn. Block built workshop/shed with power and light (potential home office?)

GARAGE

Standard single garage with up and over door, power and light

PARKING

Hard standing on the driveway for two additional vehicles.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; Tax Band F

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 Coad jute'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



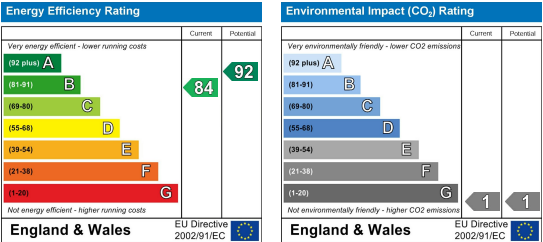
Floor Plan



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.