

# HUNTERS®

HERE TO GET *you* THERE



## Elderberry Way, Almondsbury

Gloucestershire, BS32 4FH

£499,950



Council Tax: E



# 1 Elderberry Way, Almondsbury

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This super four bedroom detached house provides ideal living accommodation for the growing family. Occupying a popular residential position on this established development that is convenient for easy access to both Bristol and the nearby motorway network, this attractive home ticks a lot of boxes for those in search of an easy to manage, low maintenance property. Tastefully appointed to provide bright, light and welcoming accommodation, this desirable house enjoys a host of appealing features to include garage with ample additional parking and private secure rear garden with home office. Accordingly we are confident that a good deal of serious buying interest will be generated! NO CHAIN!

## Entrance

Via security locking front door.

## Hallway

Staircase rising to first floor with useful storage cupboard under, tiled floor. Radiator.

## Cloakroom

WC and wash hand basin. Radiator.

## Lounge

20'9" x 10'2" (6.34m x 3.12m)  
UPVC double glazed window to front and double glazed French doors to rear garden. 2 radiators.

## Kitchen/Diner

21'5" x 9'7" (6.54m x 2.93m)  
UPVC double glazed windows to front and rear, tiled floor, range of floor and wall units with contrasting work surfaces incorporating single bowl sink unit, integrated fridge/freezer, oven and 4 ring gas hob with extractor hood over. Plumbing for dishwasher.

## Utility Room

6'3" x 4'1" (1.93m x 1.26m)

Double glazed door to rear garden. Plumbing for washing machine, cupboard housing gas central heating boiler, tiled floor and radiator.

## Landing

Access to loft, airing cupboard and radiator.

## Bathroom

Obscure UPVC double glazed window to rear. White WC, wash hand basin and panelled bath unit, shower attachment. Radiator.

## Bedroom 1

9'11" x 12'7" (3.04m x 3.85m)

UPVC double glazed window to rear. Radiator.

## Ensuite

Obscure UPVC double glazed window to rear. WC, wash hand basin and tiled shower enclosure. Radiator.

## Bedroom 2

13'1" x 8'7" (4.0m x 2.63m)

UPVC double glazed window to front. Radiator.

## Bedroom 3

9'4" x 10'4" (2.85m x 3.17m)

UPVC double glazed window to front. Built in over stairs wardrobe and radiator.

## Bedroom 4

6'6" x 11'10" (2.0m x 3.63m)

UPVC double glazed window to rear. Radiator.

## GARDENS

### Front

Small lawn with several established shrubs

### Rear

Enclosed level and private garden laid to lawn with established apple tree and raised planters, water tap, timber shed and Home Office.

### Home Office

Small fully insulated office with power and light that is accessed from the rear garden

### Garage

Single detached up and over door power and light, storage into eaves.

### Parking

Hardstanding for 2 large vehicles.

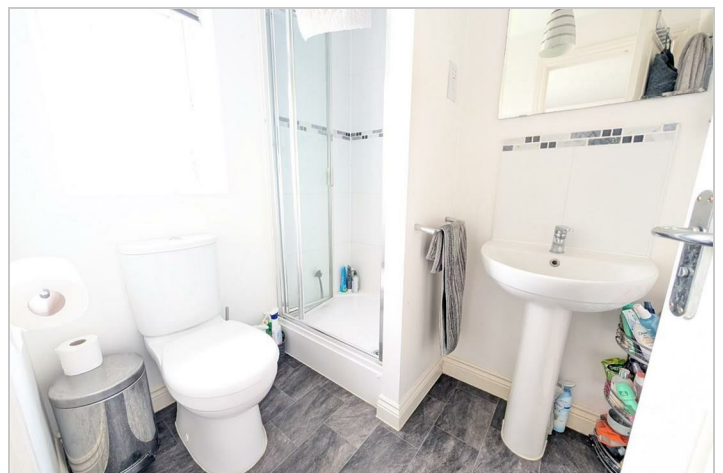
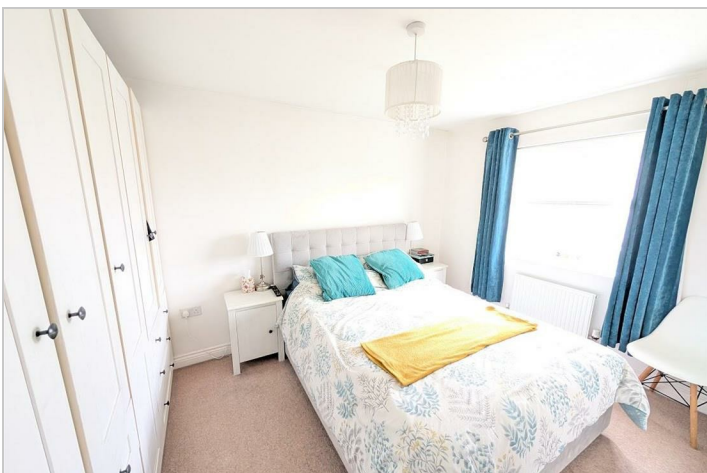
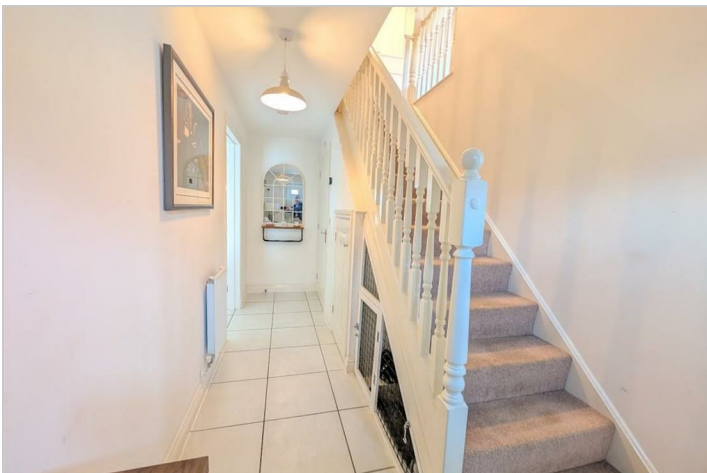
### Material Information - Thornbury

Tenure; Freehold

Council Tax Banding -South Gloucestershire Band E

### Anti Money Laundering Paragraph

"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



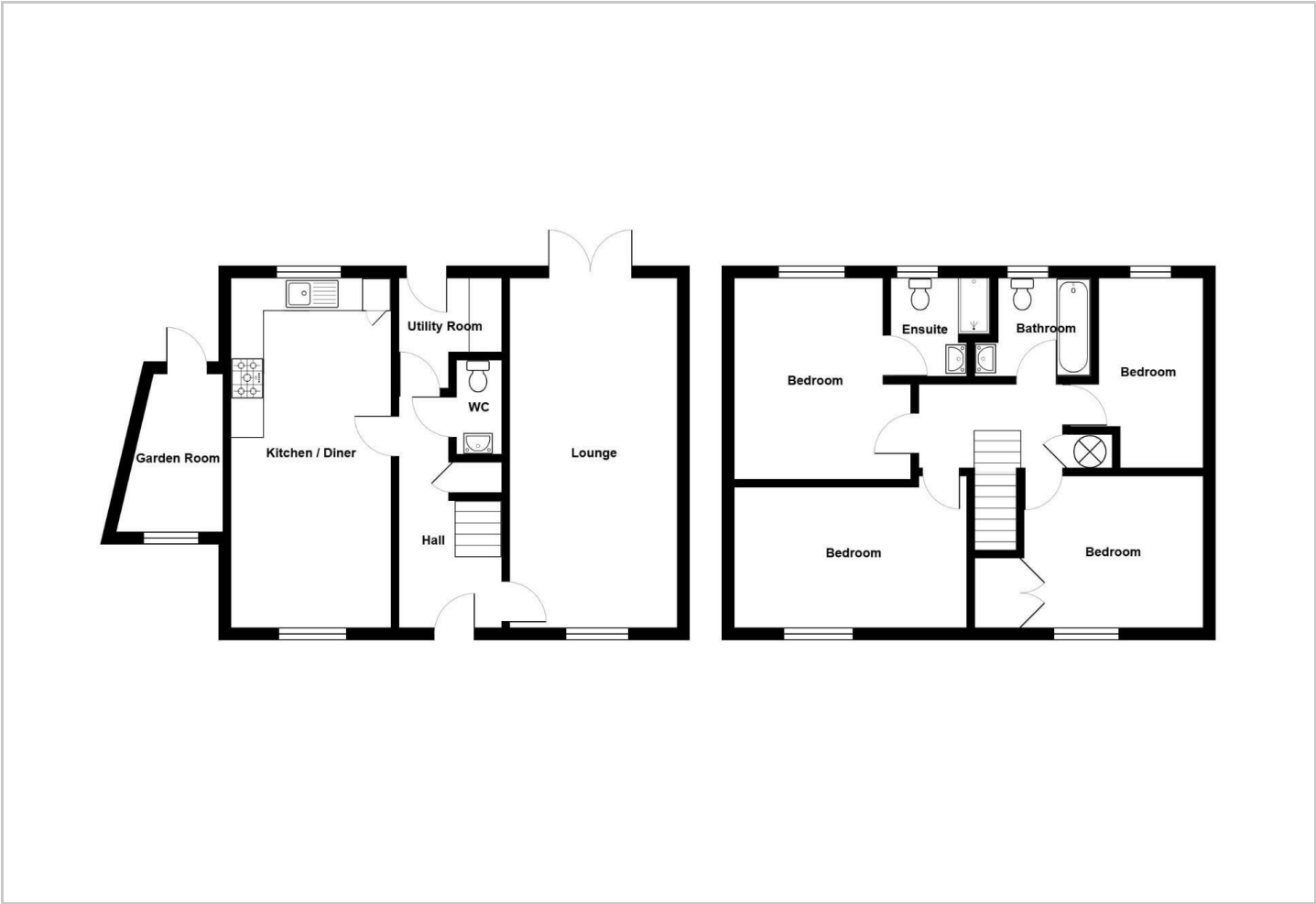
Hybrid Map



Terrain Map



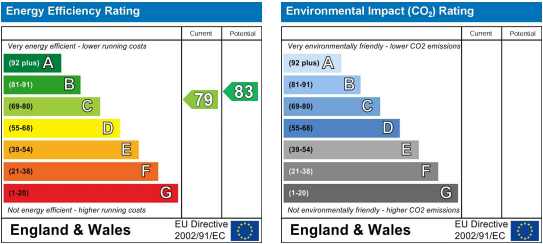
Floor Plan



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.