

HUNTERS®

HERE TO GET *you* THERE



Bockenem Close

Thornbury, Bristol, BS35 2XH

£560,000



Council Tax: F



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Hunters are delighted to present this tremendous detached family home. Having remained in the current ownership for the past 30 years it has been thoughtfully modernised and updated to incorporate a host of features. These include gas central heating, uPVC double glazing, a comprehensively fitted kitchen, utility, bathroom, en-suite, cloakroom etc..... With no expense spared, we feel that this super home represents an exciting opportunity for the new owners to secure a fabulous family home in this desirable cul-de-sac.

Entrance

Via attractive etched glass front door with security locking

Hallway

Obscure full length obscure double glazed panels to front. Staircase rising to first floor with useful storage cupboard under (this cupboard has power and light). Wall mounted security alarm panel and radiator

Cloakroom

Obscure uPVC double glazed window to side. W.C, wash hand basin, tiled wall and heated towel rail

Study

8'2" x 6'1" (2.50m x 1.86m)

uPVC double glazed window to front, radiator

Lounge/Living Room

16'8" x 11'1" (5.10m x 3.39m)

uPVC double glazed bay window to front. Feature fireplace incorporating living flame gas fire with attractive surround. Coved ceiling, radiator and archway opening through to;

Dining Room

11'2" x 8'11" (3.42m x 2.73m)

Double glazed sliding patio doors opening to conservatory, coved ceiling and radiator

Conservatory

11'5" x 9'10" (3.50m x 3.0)

Substantial structure with uPVC double glazed windows overlooking the rear garden and French doors opening to the patio

Kitchen

12'8" x 8'10" (3.88m x 2.70m)

uPVC double glazed windows overlooking the rear garden. Comprehensive range of floor and wall units with solid timber doors complimented by quartz worksurfaces and splashbacks. Sink unit, integral dishwasher, integral double oven and induction hob with extractor hood over. Tiled floor

Utility Room

uPVC double glazed door opening to the garage at the side. Extensive range of floor to ceiling built in cupboards housing washing machine and fridge. Radiator

First floor Landing

Large airing cupboard and access to boarded loft via retractable ladder

Bathroom

Obscure uPVC double glazed window to side. White W.C, wash hand basin and "P-shaped" panelled bath with screen and shower over. Tiled walls and heated towel rail

Bedroom 1

14'8" x 11'0" (4.48m x 3.36m)

uPVC double glazed bay window to front. Range of built in wardrobes fitted to one wall. Radiator

Tel: 01454 411522

En-Suite

Obscure uPVC double glazed window to side. W.C, wash hand basin and tiled shower enclosure. Heated towel rail

Bedroom 2

9'4" x 9'2" (2.85m x 2.81m)

uPVC double glazed window to front, range of built in wardrobes and radiator

Bedroom 3

12'8" x 7'8" (3.87m x 2.36m)

uPVC double glazed window to rear and radiator

Bedroom 4

11'4" x 7'0" (3.46m x 2.15m)

uPVC double glazed window to rear and radiator

Front Garden

Lawn with specimen flowering Cherry tree and flower beds

Rear Garden

Enclosed, secure and private garden with Easterly aspect. It is predominantly laid to lawn with paved patio and raised deck. There is a timber shed, greenhouse, established shrub borders and water tap. Side gate with pedestrian access

Double Garage

17'4" x 16'4" (5.30m x 5.0m)

Dual up and over doors to the front. Glazed window and part glazed door allowing natural light to the rear. Wall mounted gas central heating boiler. Space for fridge/freezer etc...

Parking

Hardstanding on the tarmac driveway for two vehicles

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 Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band F



Road Map



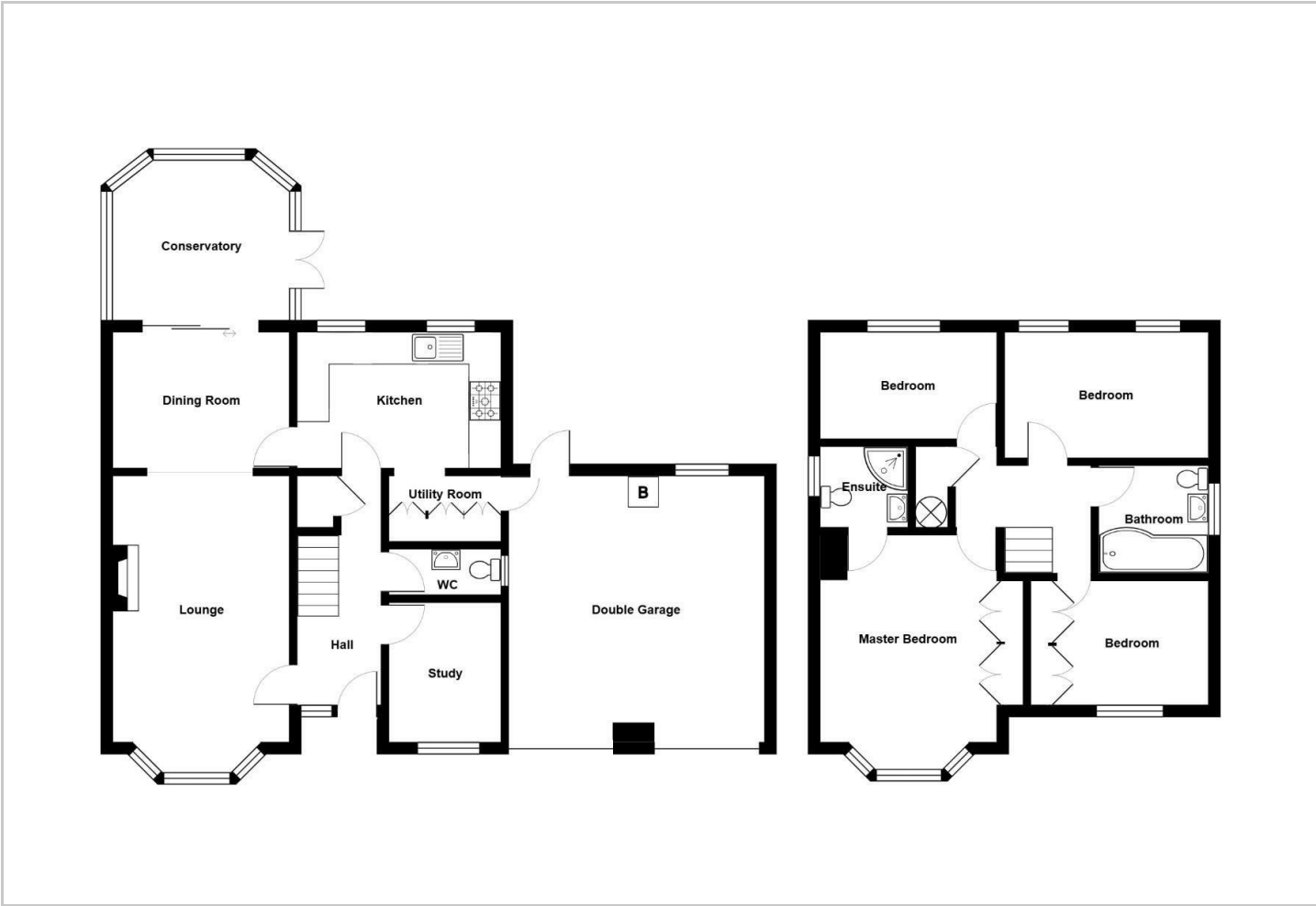
Hybrid Map



Terrain Map



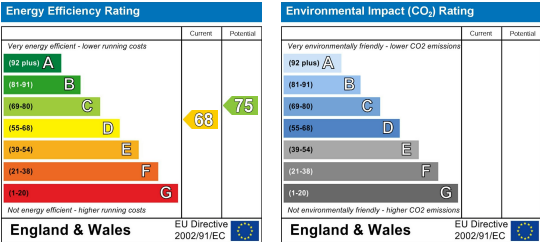
Floor Plan



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.