

HUNTERS[®]

HERE TO GET *you* THERE



The Causeway

Coalpit Heath, BS36 2PG

£525,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain, this 1980's constructed detached family home which is situated on the edge of the popular village of Coalpit Heath.

The spacious accommodation comprises to the ground floor; an entrance hall, a large lounge with glazed panelled double doors leading into a dining room which has uPVC double glazed sliding patio doors leading into the rear garden. The kitchen incorporates an integral oven and hob and leads through into a utility area and cloakroom. A small enclosed outer lobby leads into the rear garden.

To the first floor there is a five piece family bathroom and four generous sized bedrooms. The master bedroom features an en suite shower room and built in wardrobes.

Externally to the rear of the property there is a low maintenance garden which is mainly laid to decking, paved patio and lawn. To the front there is concrete printed driveway providing off street parking spaces and a small area of lawn.

The integral single sized garage has an electric roller door and power and light.

Additional benefits include a security alarm, gas central heating which is supplied by a Worcester boiler, uPVC double glazed windows and built in wardrobes to all bedrooms.

We would encourage an early internal viewing appointment to fully appreciate what this well maintained property has to offer.

ENTRANCE

Via an opaque uPVC double glazed door, leading into an entrance hall.

ENTRANCE HALL

Coved ceiling, radiator, spindled staircase leading to first floor accommodation and doors leading into lounge and kitchen.

LOUNGE

19'7" x 12'8" (5.97m x 3.86m)

uPVC double glazed window to front, coved ceiling, brick built feature fireplace housing an electric coal and flame effect fire, TV aerial point, glazed panelled double doors leading into dining room.

DINING ROOM

9'9" x 10'7" (2.97m x 3.23m)

uPVC double glazed sliding patio doors leading into rear garden, coved ceiling, radiator, door leading into kitchen.

KITCHEN

11'9" x 10'2" (3.58m x 3.10m)

uPVC double glazed window to rear, coved ceiling, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splashbacks, range of fitted white wall and base units incorporating an integral stainless steel electric oven with four ring gas hob and extractor fan, space for an under the counter fridge and freezer, plumbing for dishwasher, roll edged work surface, security alarm control panel, tiled floor, door leading into utility room.

UTILITY ROOM

7'7" x 5'9" (2.31m x 1.75m)

uPVC double glazed window to side, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, Worcester boiler supplying gas central heating and domestic hot water, range of fitted white wall and base units, roll edged work surface, radiator, tiled floor, opaque uPVC double glazed door leading to outer lobby and door leading into cloakroom.

CLOAKROOM

Opaque uPVC double glazed window to side, W.C. wash hand basin with chrome mixer tap and tiled splash backs, radiator.

OUTER LOBBY

Dual aspect uPVC double glazed windows, terracotta tiled floor, half glazed door leading into rear garden.

FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

LANDING

uPVC double glazed window to front, loft access, airing cupboard with radiator, spindled balustrade, doors leading into all bedrooms and bathroom.

MASTER BEDROOM

13'5" x 12'9" (4.09m x 3.89m)

uPVC double glazed window to front, coved ceiling, built in triple sliding fronted wardrobe, TV aerial point, radiator, door leading into en suite.

EN SUITE

Coved ceiling, W.C. wash hand basin with chrome mixer tap, shower cubicle with a chrome shower system, light with shaver point, light activated extractor fan, tiled walls, radiator.

BEDROOM TWO

12'1" x 9'3" (3.68m x 2.82m)

uPVC double glazed window to rear, coved ceiling, built in triple sliding fronted wardrobe, radiator.

BEDROOM THREE

10'9" x 8'2" (3.28m x 2.49m)

uPVC double glazed window to rear, built in double sliding fronted wardrobe, radiator.

BEDROOM FOUR

10'8" x 8'1" (3.25m x 2.46m)

uPVC double glazed window to front, built in double sliding fronted wardrobe, radiator.

BATHROOM

9'5" x 7'4" (2.87m x 2.24m)

Two opaque uPVC double glazed windows to rear, coved ceiling, panelled twin gripped bath with chrome mixer tap, wash hand basin with chrome mixer tap, bidet, shower cubicle with a chrome shower system, light with shaver point, tiled walls, tiled floor, radiator.

OUTSIDE

FRONT GARDEN

Small area of lawn with herbaceous borders, outside lighting, water tap, low level wooden fencing and boundary wall.

OFF STREET PARKING

Driveway laid to printed concrete providing several off street parking spaces.

GARAGE

17'9" x 8'2" (5.41m x 2.49m)

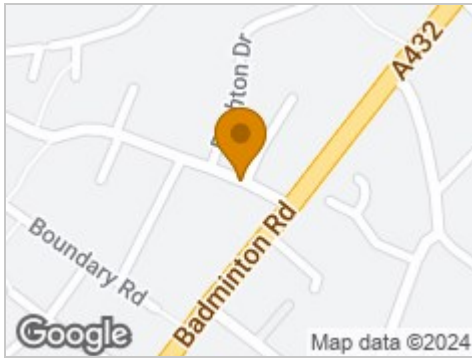
Electric roller shutter door, uPVC double glazed window to side, power and light.

REAR GARDEN

Mainly laid to paving, lawn and wooden decking with electric awning, established herbaceous borders, water tap, lighting, wooden gate providing side pedestrian access, garden surrounded by a wooden fence.



Road Map



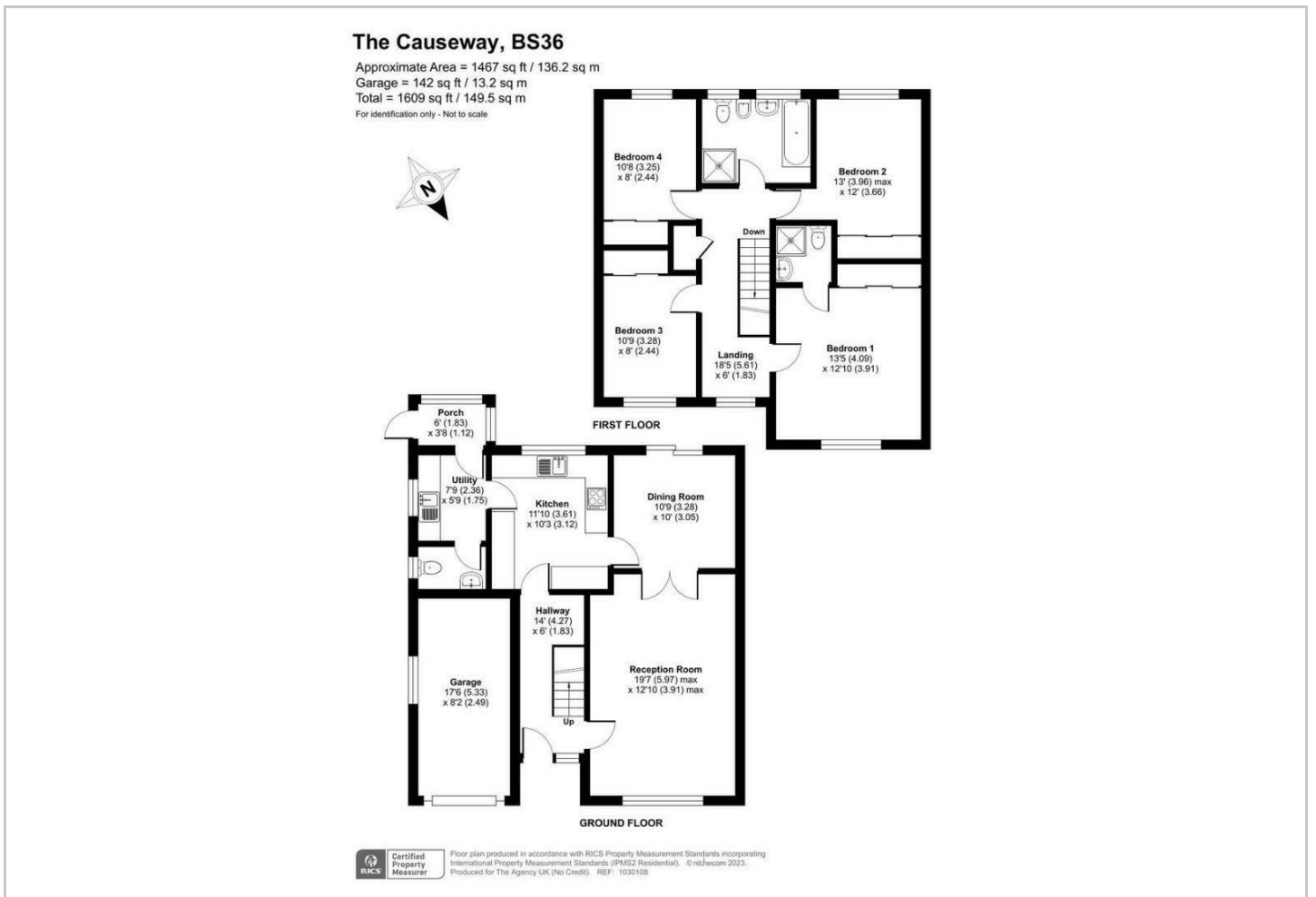
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

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.