





# Earls Mead, Trendlewood Park BS16 1TP

£415,000

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Hunters are very pleased to offer for sale this fantastic and highly spacious 3 double bedroom linked semi detached property located on the fringe of the Trendlewood Park development having outstanding rear views onto open parkland. This individual and beautifully modernised home would suit many buyers to include families or first time. Internally the property briefly comprises to the ground floor, a modern fitted kitchen, and dining room having elevated views looking down onto the rear garden. To the lower ground level there a spacious lounge with double glazed sliding doors leading onto the rear garden. To the first floor you will find 2 good size bedrooms both having fabulous rear aspects onto nearby parkland and the rear garden. To the 2nd floor there is the master bedroom with a contemporary fitted ensuite shower and a separate dressing room/office area. On the 2nd floor there is also the main luxury appointed bathroom. Further benefits include, off street parking, an integral garage, and a landscaped rear garden with pedestrian rear access with views. An internal viewing is highly recommended to fully appreciate everything this house has to offer.





### Entrance

Via a paneled door to initial hallway, up right fitted radiator, wood grain effect laminate flooring.

### Dining Room 13'7" x 10'2"

4.16m x 3.12m. Wood grain effect fitted laminate flooring, space and area for table and chairs, glass panel screen allowing views which over look the rear garden.

### Kitchen 12'4" x 7'3"

3.76m x 2.21m. Double glazed window to front, fitted with modern gloss base and wall units with working surfaces incorporating a one and a quarter bowl sink, fitted gas hob with extractor over, separate built in oven, integral dishwasher and fridge/freezer.

### Lower Garden Level

### Lounge 19'10" x 10'11"

6.07m x 3.35m. Wood grain effect fitted laminate flooring, three fitted radiators, double glazed sliding doors to rear with pleasant outlook and views onto rear garden and open park land, built in under stairs storage cupboard.

### First Floor Landing

### Bedroom 3 9'9" x 8'4"

2.98m x 2.55m. UPVC double glazed window to rear with pleasant outlook and views, fitted wardrobes, wood grain effect fitted laminate floor, fitted radiator.

### Bedroom 2 11'5" x 9'8"

3.48m x 2.9m. Double glazed window to rear with pleasant outlook and views, fitted radiator, fitted wardrobes, wood grain effect fitted laminate flooring.

### First Floor Landing

Cupboard housing gas combination boiler serving central heating and hot water. Built in overhead storage cupboard.

### Bedroom 1 14'4" x 10'11"

4.37m x 3.35m. Double glazed window to front, fitted radiator, wood flooring.

### Ensuite Shower Room

Contemporary fitted with double tray with over head shower and separate extra large shower head which runs off of the mains system, sink into storage unit, low level w.c. heated towel rail.

### Dressing Room/Office Area 7'10" x 7'10"

2.41m x 2.39m. Double glazed window to front, fitted radiator, wood flooring, fitted wardrobes.

### Bathroom 6'7" x 6'2"

2.03m x 1.90m. A stylish luxury appointed bathroom with paneled bath with overhead shower which runs off of the mains system, low level w.c. sink into storage units, chrome effect mixer tap, cupboard below, wall mounted towel rail, stylishly partly tiled throughout.

### Integral Garage 17'0" x 8'0"

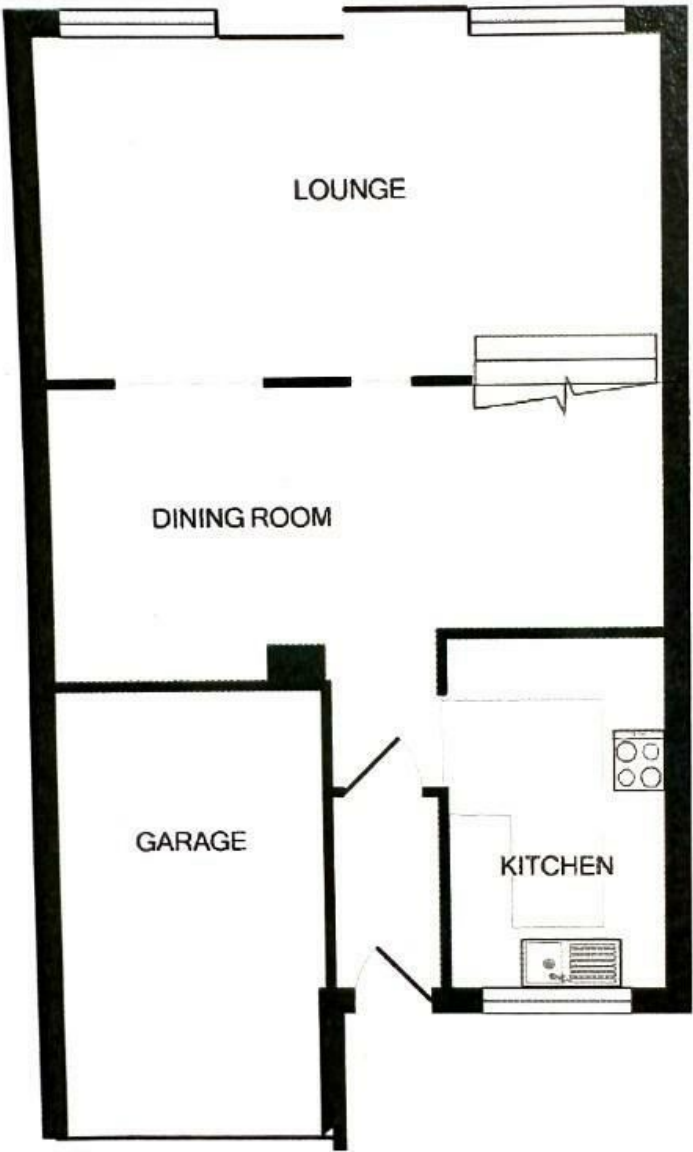
5.20m x 2.44m. Roller shutter door with power and light.

### Exterior

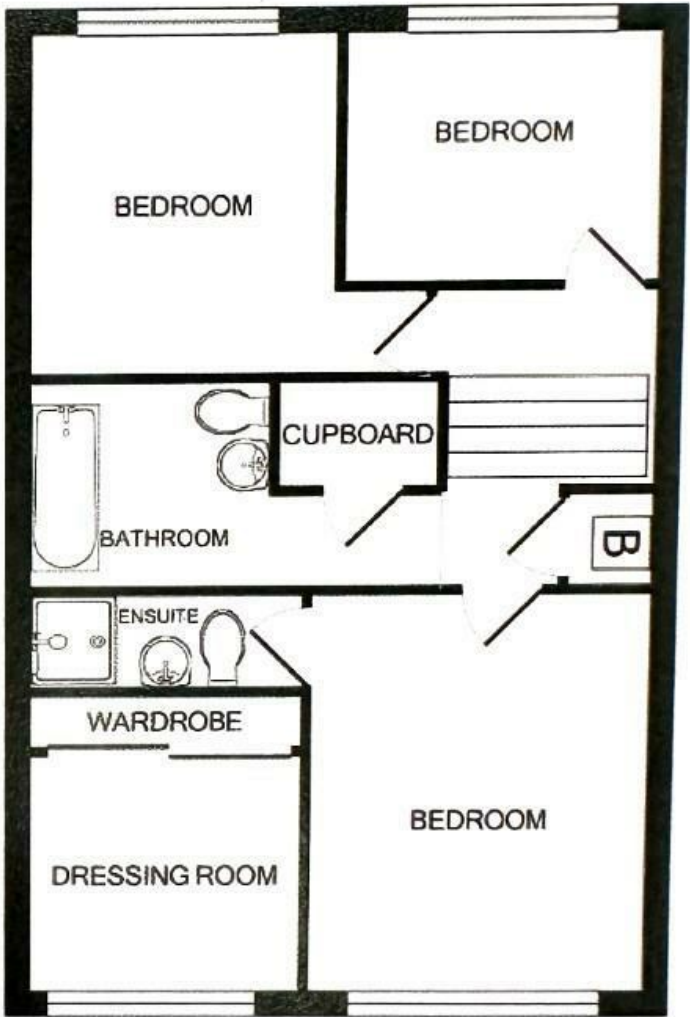
To the front has blocked paved area offering off street parking. To the rear has a paved patio area adjoining property with section laid to timber decked decking and an area with artificial turf with mature planting borders and pedestrian access gate to the rear of the garden leading onto pedestrian rear lane.

# Floorplans

Master Floorplan Image




GROUND FLOOR  
APPROX. FLOOR  
AREA 61.0 SQ.M.  
(657 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 57.9 SQ.M.  
(623 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 118.9 SQ.M. (1280 SQ.FT.)  
Made with Metropix ©2019

Tenure: Freehold  
Council Tax Band: C

- Outstanding 3 double bedroom linked semi detached
- Beautifully modernised throughout
- Highly spacious accommodation
- Lovely rear views
- Spacious lounge with sliding doors onto garden
- Modern fitted kitchen with integral appliance
- Luxury appointed bathroom
- Master bedroom with ensuite shower room
- Off street parking and integral garage
- Ideal families or first time buyers

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<div>70</div>	<div>85</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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.