



- Immaculately Presented Detached Family Home
- Modern Fitted Kitchen and Utility Room
- Four Bedrooms
- Family Bathroom, En-Suite and Cloakroom
- Generous Front and Rear Gardens
- Driveway and Double Garage
- Early Viewing Advised

14 Gunning Close, Hanham, Bristol, South Gloucestershire, BS15 8BQ
£600,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



- Hallway 7'9" x 6'3" (2.38 x 1.93)
- Living Room 16'10" x 13'10" (5.15m x 4.22m)
- Dining Room 11'5" x 8'5" (3.50m x 2.58m)
- Kitchen 16'2" x 13'2" (4.93m x 4.02m)
- Laundry Room 7'10" x 5'6" (2.41m x 1.68m)
- Cloakroom 8'11" x 2'9" (2.74m x 0.85m)
- Landing 12'7" x 5'11" (3.85m x 1.82m)
- Bedroom 12'1" x 12'0" (3.69m x 3.66m)
- Ensuite 11'0" x 5'6" (3.36m x 1.69m)
- Bedroom 13'6" x 8'5" (4.13m x 2.57m)
- Bedroom 8'10" x 7'3" (2.70m x 2.22m)
- Bedroom 7'6" x 7'2" (2.29m x 2.19m)
- Bathroom 7'9" x 3'10" (2.37m x 1.17m)
- Garage 21'10" x 17'5" (6.68m x 5.31m)

PROPERTY TYPE House
BEDROOMS 4
RECEPTION ROOMS 2
BATHROOMS 2
EPC RATING
COUNCIL TAX BAND F



Beautifully presented, detached family residence.

Entrance hallway, good size living room, separate dining area, refitted contemporary style kitchen with corian worktops, utility room and downstairs w.c.

At the first floor are four bedrooms, the master having a large en suite, and there is an additional family bathroom.

Immaculately presented throughout, the property also has off street parking and double sized garage.

The rear garden is child friendly and enclosed with lawn and patio areas.

An ideal family home.



the location

Conveniently located, not far from the shops and facilities of both Hanham high street and Kingswood shopping centre. Longwell Green retail park, with its range of national retailers (including Marks and Spencers) a leisure centre, swimming pool and cinema complex is a short drive away. There is excellent access to the Avon ring road, the Bristol to Bath cycle track and the M4/M5 motorway networks. Bristol 3.5 miles Bath 11.1 miles

what the owners will miss

We will really miss being part of this friendly community of supportive neighbours. The location of this house at the end of the close means it's quiet, whilst still having easy access to lots of great local facilities.

just a thought...

If you hadn't considered a modern home, this one is worthy of your attention! Deceptively spacious with off street parking, garaging and gardens. Immaculately decorated with recently refitted kitchen, utility and bathrooms.