



Connells

Rogers Court
Hanham Bristol



Property Description

This contemporary development is set off Whittucks Road in Hanham. Great setting for access to the buzzing High Street and access to the countryside for walks. A 2015 development which is hugely popular. There are areas of allotments and greenhouses for homeowners to cultivate. A beautifully presented town house comprising to the ground floor two bedrooms, shower room and modern style kitchen/family room. To the first floor there is a spacious lounge with vaulted ceiling and balcony, two further bedrooms and bathroom. To the second floor is the master suite with en-suite and dressing room. In addition there is a mezzanine overlooking the lounge which could be used as study or further reception room. The property enjoys views across the formal garden to the front and has a well maintained good size rear garden. Also benefits from a drive through tandem garage and parking. Also benefiting from air conditioning and bin storage. In addition there is a rainwater harvesting system,

This unique five bedroomed property is one of the largest within this fantastic eco development. The UK's first large-scale housing scheme to achieve a near zero-carbon standard (Hanham Hall Eco Development Built as a 'lifetime' house, the property can be 'configured' as your own needs change over time, from downstairs bedrooms to wide hallways and doors and a bathroom on every floor. Properties with this much internal floor space are very hard to come by.

Entrance Hall

Wooden door to the front, stairs leading to the first floor, tiled flooring, radiator, understairs storage cupboard, storage cupboard.

Kitchen/family Room

22' 4" x 11' 4" (6.81m x 3.45m)
Double glazed french doors to the rear garden

with shutters, double glazed windows with integrated blinds and shutters to the rear, a range of modern style fitted wall and base units, work surfaces, breakfast bar, integrated dishwasher, integrated washing machine, stainless steel sink unit with single drainer and mixer tap, built in eye level double oven, 5 ring gas hob, cupboard concealing gas boiler, built in pantry wood effect flooring, 2 x radiators., air conditioning unit

Dining Room/bedroom Four

14' 3" x 9' 6" (4.34m x 2.90m)
Double glazed ceiling to floor window to the front with integral blinds and wooden shutter, radiator.

Study/bedroom 5

11' x 7' 2" (3.35m x 2.18m)
Double glazed window with integral blinds and wooden shutter to the front, laminate wood effect flooring, radiator

Shower Room

Enclosed shower cubical with mains shower, pedestal hand basin, low level WC, tiled splashbacks, radiator, laminate wood effect flooring.

First Floor Landing

Airing Cupboard, stairs to second floor

Lounge

22' 4" x 14' 4" max (6.81m x 4.37m max)
Double glazed doors with integrated blinds and wooden shutters to the balcony double glazed feature full length floor windows with integrated blinds and wooden shutters to the front, air conditioning unit, radiator x2

Bedroom Two

11' 4" x 11' 4" (3.45m x 3.45m)

Double glazed window with integrated blind and wooden shutters to the rear, radiator, air conditioning unit.

Bedroom Three

11' 4" x 10' 6" (3.45m x 3.20m)

Double glazed window with integrated blind and wooden shutter to the rear, radiator, air conditioning unit.

Bathroom

A three piece bathroom suite comprising panel bath with mains shower over, vanity sink unit, low level WC. radiator, mechanical heat recovery vent

Second Floor Landing

Main Bedroom

16' x 11' 4" (4.88m x 3.45m)

Double glazed ceiling to floor window to the rear with integral blinds and wooden shutter, air conditioning unit, radiator.

Dressing Room

11' 4" x 4' 2" from front of the wardrobe (3.45m x 1.27m from front of the wardrobe)

Range of fitted wardrobes

En-Suite

Double shower unit, double sink unit, low level WC, mechanical heat recovery vent, laminate wood effect flooring, radiator.

Mezzanine

12' 5" x 11' (3.78m x 3.35m)

Double glazed window with integral blind to the front, a range of fitted cupboards, radiator.

Front Garden

Open plan overlooking formal garden to the front and path to the front door.

Rear Garden

Beautifully presented good size garden, mainly laid to lawn with paved patio, borders hosting plants and shrubs, rear access, garden shed, two outside power points

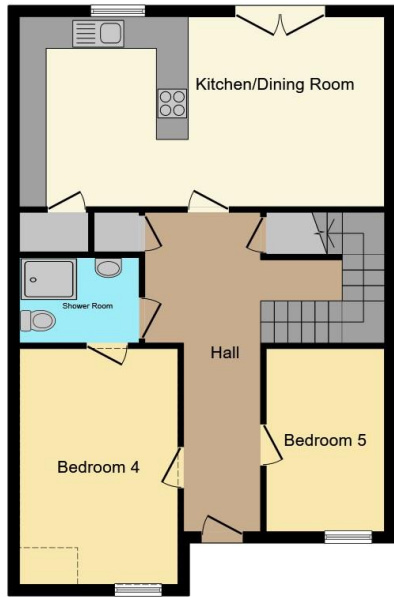
Drive Through Garage

LEASEHOLD- Wooden up and over door, and parking for up to 2 vehicles with parking space to the front.

Bin Storage/ Bike Storage

Communal Bin Storage Room to the rear and Bike Storage.

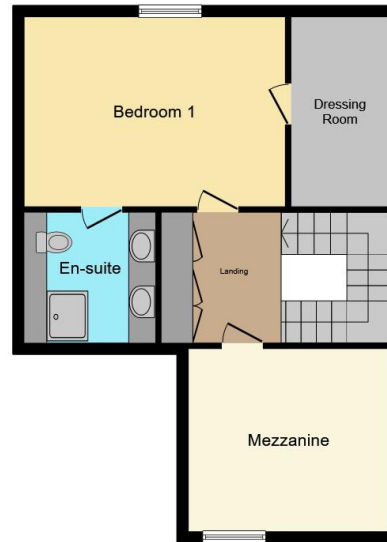




Ground Floor



First Floor



Second Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: B

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Tenure: Freehold



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