

for sale

£438,750



Lydiard Croft Hanham Bristol BS15 3LU

A fantastic sized, extended four bedroom semi detached house with three reception rooms, bathroom & shower room, utility room & cloakroom, Corner plot garden and driveway.



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Entrance Hall

Double glazed door to the front, stairs to the first floor with storage cupboard under, radiator

Lounge

13' 10" x 11' 9" max (4.22m x 3.58m max)

Double glazed window to the front, feature fireplace, radiator, wooden flooring

Dining Room

10' 4" x 11' 4" (3.15m x 3.45m)

Double glazed french doors to the rear garden, radiator, wooden flooring.

Sitting Room

17' 9" x 9' 2" (5.41m x 2.79m)

Double glazed windows to the front, double glazed french doors to the rear garden, 2x radiators

Kitchen

14' 6" x 9' 2" max (4.42m x 2.79m max)

Double glazed window to the rear, a range of high gloss fitted wall and base units, work tops and matching splashback, built in eye level oven, built in induction hob with cooker hood over, integrated dishwasher, composite sink unit with mixer tap, breakfast bar, down lighters

Utility Room

6' 7" x 5' 6" (2.01m x 1.68m)

Double glazed window to the rear, velux style window, space for washing machine, wall mounted gas boiler, space for an

American style fridge/freezer.

Cloakroom/Wc

Double glazed frosted window to the front, low level WC, wash hand basin

First Floor Landing

Loft access

Bedroom One

15' 1" x 12' (4.60m x 3.66m)

Double glazed window to the front, radiator.

En-Suite

Double glazed frosted window to the rear, enclosed shower cubicle with mains shower, pedestal hand basin, low level WC,, tiled splashbacks, radiator, down lighters

Bedroom Two

13' 10" x 10' 8" (4.22m x 3.25m)

Double glazed window to the front, radiator, built in wardrobe

Bedroom Three

11' 3" x 10' 8" (3.43m x 3.25m)

Double glazed window to the rear, radiator

Bedroom Four

7' 1" x 8' 7" (2.16m x 2.62m)

Double glazed window to the front, radiator.



Bathroom

Double glazed window to the rear, a three piece bathroom suite comprising panel bath with mains shower over, vanity sink unit, low level WC, radiator.

Front Garden

Lawn and driveway

Rear/ Side Garden

Enclosed and mainly laid to lawn with mature plants and shrubs, garden shed

Parking

Driveway to the front.





To view this property please contact Connells on

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Property Ref: BLG104150 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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