

LAUREL & WYLDE

E S T A T E A G E N T S



Amberley's Hollow Road, Shipham, BS25 1TG £400,000

*** VERY ATTRACTIVE DETACHED BUNGALOW *** PEACEFULLY SITUATED IN A BEAUTIFUL PLOT *** TWO DOUBLE BEDROOMS *** HIGHLY SOUGHT AFTER LOCATION IN THE POPULAR VILLAGE OF SHIPHAM *** OFF STREET PARKING FOR SEVERAL VEHICLES *** LIVING ROOM *** BATHROOM *** LARGE KITCHEN/DINING ROOM OPENING TO A CONSERVATORY *** UTILITY *** VERY USEFUL GARDEN ROOM, PERFECT FOR POTTING/STORAGE *** LARGE PRIVATE FRONT GARDEN *** VERY PRETTY AND LOW MAINTENANCE REAR GARDEN WITH A SUMMERHOUSE *** PLENTY OF OUTSIDE STORAGE *** OFF ROAD PARKING FOR SEVERAL VEHICLES *** EPC TO BE CONFIRMED *** COUNCIL TAX BAND D *** FREEHOLD *** EARLY VIEWING HIGHLY RECOMMENDED ***

Access

Access to the property is via a composite door with an obscure window leading straight into the hallway.

Hallway

The hallway has ceiling light, radiator, loft hatch giving access to the roof space, doors to the living room, bedrooms one, two, the bathroom and the kitchen/dining room.

Living Room

14'7 x 12'7 (4.45m x 3.84m)

A front aspect room with a large UPVC double glazed window, ceiling light, radiator, feature fireplace housing a log burning stove with a wooden outer surround mantle sat on a stone hearth.



Kitchen/Breakfast/Family Room

12'4 x 11'10 (3.76m x 3.61m)

A rear aspect room with a UPVC double glazed window, three ceiling lights, , tile effect Karndean flooring, radiator. Fitted with base and eye level units with a granite work top over, one and a half bowl stainless steel sink with adjacent drainer and mixer tap over, eye level oven with an integrated microwave oven above, a four ring hob, space for two appliances (one space currently houses a fridge) an opening to the conservatory, plenty of space for a table and chairs, door to an inner hallway.

Conservatory

11'10 x 8'7 (3.61m x 2.62m)

The conservatory is of a low brick built construction with UPVC double glazed windows, a double glazed door one side and double doors to the other leading to the beautiful rear garden.



Main Bedroom

11'11 x 10'10 (3.63m x 3.30m)

A front aspect room with a large UPVC double glazed window, ceiling light, radiator, a comprehensive range of built in wardrobes, drawers and overhead cupboards.



View From Main Bedroom



Bedroom Two

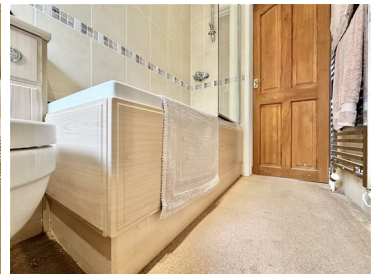
11'7 x 9'3 (3.53m x 2.82m)

Is a rear aspect room with a large UPVC double glazed window overlooking the rear garden and a range of built in wardrobes, cupboards and drawers.



Family Bathroom

A fully tiled rear aspect room with an obscure UPVC double glazed window, ceiling spotlights, stainless steel ladder style radiator, low level WC with a hidden cistern and an adjacent cupboard, wash hand basin with a vanity unit underneath, a panel enclosed bath housing a mains shower to one end with a glass shower screen, ceiling fan.



Inner Hallway

Features a ceiling light, tile effect Karndean flooring, radiator, doors to the utility, a downstairs cloakroom and a UPVC door with inset glazed panel to the garden.

Utility

10'6 x 8'6 (3.20m x 2.59m)

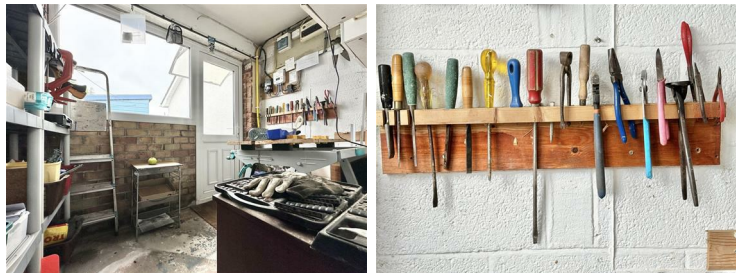
A rear aspect room with a UPVC double glazed

window, ceiling light, vinyl flooring, radiator, a combination of base, eye level and tall unit with a rolled edge work surface over, one bowl stainless steel sink with adjacent drainer and mixer tap, space and plumbing for a washing machine and two other appliances, space for a fridge/freezer and a door to a garden/store room.



Garden/Store Room

A very useful front aspect room with a UPVC double glazed window and a UPVC double glazed door to the front garden, ceiling light and wall cupboards.



Rear Garden

From the conservatory there are steps down to a path leading to a beautiful private and low maintenance garden laid predominantly to shingle stone with a paving slabs running through it. There is a wooden summerhouse in one corner and a wooden greenhouse / storage shed in the other, raised wooden sleeper beds, an outside tap, and a path to the side of the property with a gate giving pedestrian access to the front, outdoor electric point.

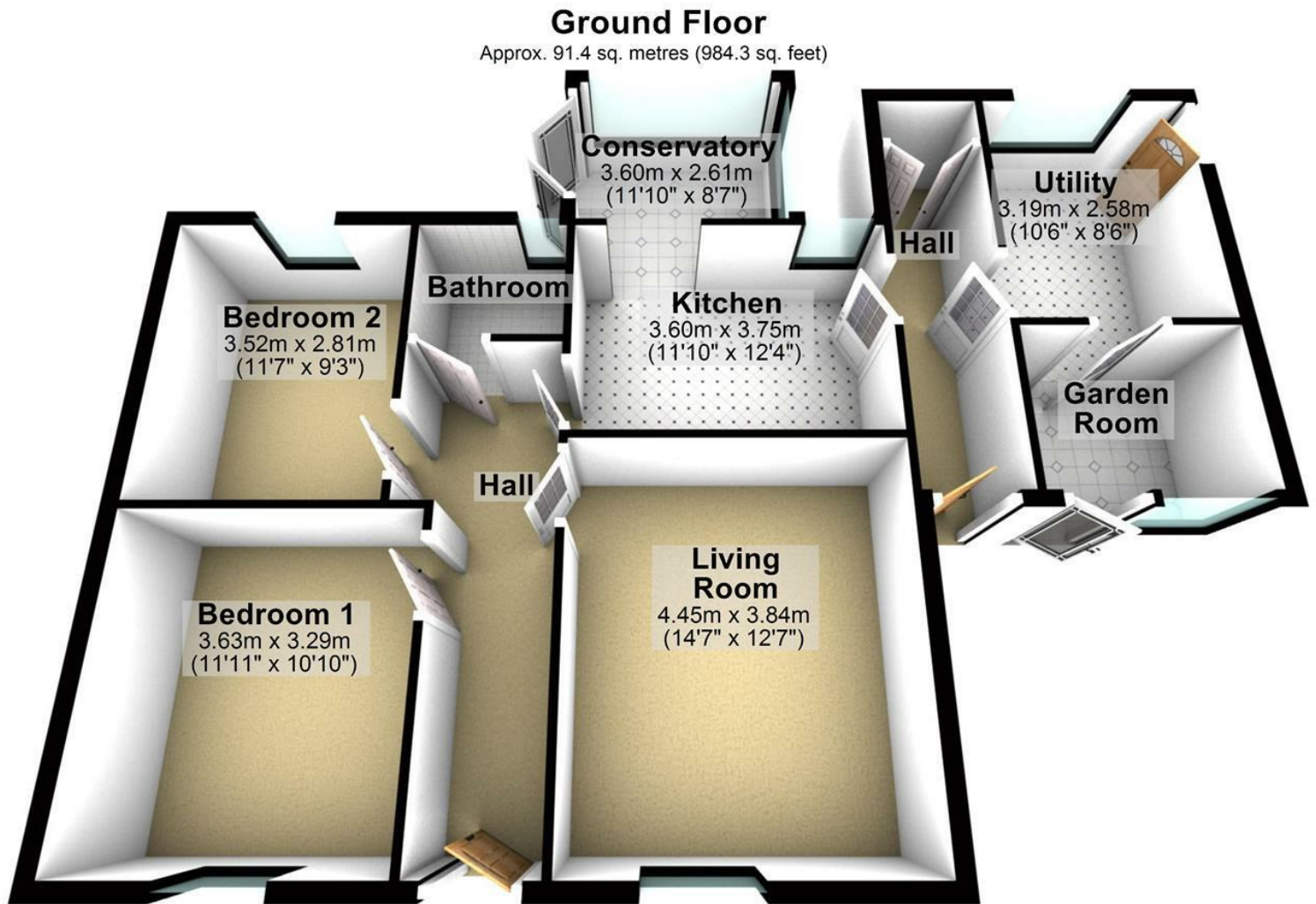


Front of Property

Although to the front, this secure and beautiful garden is a private haven. Accessed via wooden gates, a block paved driveway provides off street parking, a lawn area with pathway running through and well established flowers, shrubs and trees. There is a shed for storage and a fabulous place to house furniture to be able to sit,

relax and enjoy this tranquil space. There is a parking bay to the very front, also providing off road parking.





Total area: approx. 91.4 sq. metres (984.3 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	