



Gurney Winds, Farrington Gurney, BS39 6TP

Guide Price £415,000

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Nestled in the picturesque village of Farrington Gurney, the Gurney Winds detached bungalow offers a peaceful retreat with modern amenities. Built in 1994, this charming property features a spacious living/dining room overlooking the rear garden, a kitchen with white cabinets, two bedrooms and a modern wet room. The first floor boasts a main bedroom with fitted wardrobes and skylight windows, providing a cosy and bright space. The rear garden offers breathtaking views of open fields across Hollow Marsh, with an additional paddock included for potential landscaping opportunities. The property also includes a front garden, a long driveway with parking for three cars, and a detached single garage. Rush Hill's idyllic rural setting near Bristol provides a perfect balance of tranquillity and convenience, making it an ideal location for nature lovers and city enthusiasts alike.





Hallway

Obscure double glazed door and window to the side aspect, textured ceiling, radiator, alarm panel, heating control panel, telephone point. There are three storage cupboards, one has shelving, one with shelving and a wall mounted Worcester boiler, the third has under stairs storage.

Living/Dining Room

6.17m x 3.53m (20'2" x 11'6")

Double glazed sliding door and window to the rear aspect, textured ceiling, two radiators, a coal effect gas fire with marble hearth and a television aerial.

Kitchen

3.52m x 2.59m (11'6" x 8'5")

Obscure double glazed door and double glazed window to the side aspect, textured ceiling, consumer unit, a range of wall and base units, tiled splash backs, laminate work surfaces, stainless steel 1&1/2 sink drainer with mixer tap, integral electric hob with pull out extractor hood over, space for a fridge/freezer, wash machine, vertical radiator and vinyl flooring.





Wet Room

1.96m x 1.64m (6'5" x 5'4")

Obscure double glazed window to the side aspect, textured ceiling, tiled walls, chrome towel radiator and sealed vinyl flooring. There is a three piece suite comprising a mixer shower with folding doors and curtain surround, wall mounted wash hand basin and a low level WC.

Bedroom Two

3.45m x 2.6m (11'3" x 8'6")

Double glazed window to the front aspect, textured ceiling, radiator and television socket.

Bedroom Three

3.45m x 1.7m (11'3" x 5'6")

Double glazed window to the front aspect, textured ceiling and a radiator.



Bedroom One

10.2m x 2.85m (33'5" x 9'4")

Two double glazed skylight windows to the side aspect, textured ceiling, smoke alarm, three radiators, a range of fitted wardrobes and two eaves storage access doors.

Rear Garden

18m x 8.8m (59'0" x 28'10")

Wooden fence and stone wall borders and two side access gates. The immediate rear garden has a stone wall section, laid to shingle with shrub borders. The additional piece of garden is a small paddock with a wooden fence surround rear access gate and is laid to lawn.

Front Garden

Wooden fence and hedge border, laid to shingle which is used as an additional third parking space. There is also an outside tap and two side access gates to the rear garden.



Garage

5.99m x 2.9m (19'7" x 9'6")

Up and over door to the front aspect, obscure double glazed window to the rear aspect and an access door to the side, power, light and eaves storage.

Driveway

Laid to Tarmacadam and can accommodate two cars with ease plus the additional space on the shingle area for a third car

Agents Notes

The property is being offered without an additional chain. The paddock was purchased later under a separate title and the sale will be the whole combined.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

