



The Grove, Hallatrow, Bristol, BS39 6ES

Guide Price £430,000

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The Grove, Hallatrow, Bristol, BS39 6ES

Nestled in the serene village of The Grove, this modern link-detached house offers a perfect blend of contemporary living and rural charm. Built in 2001, this turnkey-ready property boasts a fresh, modern decor and a thoughtful layout. The renovated kitchen/dining area opens to the landscaped rear garden, creating a seamless indoor-outdoor flow. The main bedroom features a bay window with views of Greyfield woods and an en-suite, adding a touch of luxury. With a garage, driveway, and EV point, this property is both stylish and practical. The village of The Grove, located 8 miles from both Bath and Bristol, offers a peaceful escape with its historic architecture and welcoming community. Ideal for those seeking a tranquil retreat near urban conveniences.





Entrance Hall

Door with obscure glazed windows to the front aspect, double glazed window to the side aspect, coved ceiling and luxury vinyl flooring.

Cloakroom

1.46m x 1.3m (4'9" x 4'3")

Obscure double glazed window to the side aspect, consumer unit, vanity unit with wash hand basin, low level WC, radiator and luxury vinyl flooring.

Hallway

Stairs leading to the first floor with under stairs storage cupboard, coved ceiling, heating control system, radiators and luxury vinyl flooring.





Kitchen/Dining Room

7.36m x 5.44m (24'1" x 17'10")

Tow double glazed windows to the front aspect, double glazed window to the side aspect and double double glazed French doors, windows and a single door to the rear aspect, coved ceiling, recessed spot lights, radiator, under floor heating controls and Kardean herring bone style flooring. There is a range of wall and base units with a quartz work top including breakfast bar and inset sink unit with mixer tap. There is a good range of well specified integral appliances such as twin electric ovens, five ring induction hob with extractor hood over, fridge/freezer, wine fridge and space for a dishwasher.

Living Room

5.48m x 3.27m (17'11" x 10'8")

Triple double glazed windows to the front aspect, double glazed doors and windows to the rear aspect, coved ceiling, cola effect gas fire with granite hearth, inset and wooden surround, radiator and a television aerial.



Bedroom One

4.08m x 3.5m (13'4" x 11'5")

Double glazed full bay window to the rear aspect, coved ceiling, two sets of fitted double wardrobes, radiator and luxury vinyl flooring.

En-suite

3.26m x 1.26m (10'8" x 4'1")

Obscure double glazed window to the side aspect, extractor fan, partially tiled walls, shaving socket, chrome towel radiator and vinyl flooring. There is a three piece suite comprising a double shower cubicle with mixer shower over, vanity unit with wash hand basin and a low level WC.

Bedroom Two

4.03m x 2.3m (13'2" x 7'6")

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



Bedroom Three

3.22m x 2.85m (10'6" x 9'4")

Two double glazed windows to the front aspect, coved ceiling and a radiator.

Bedroom Four

2.69m x 2.56m (8'9" x 8'4")

Double glazed window to the rear aspect, coved ceiling, fitted single cupboard and a radiator.

Bathroom

3.06m x 1.59m (10'0" x 5'2")

Obscure double glazed window to the side aspect, extractor fan, partially wooden panel and tiled walls, shaving socket, radiator and tiled flooring. There is a three piece suite comprising a bath with shower attachment, vanity unit with wash hand basin and a low level WC.





Rear Garden

9.15m x 8.6m (30'0" x 28'2")

Enclosed by wooden fencing with a rear access gate, patio area, lawn and wooden decked area with a pergola over, raised planted borders with shrubs, flowers and vegetable, mature tree, outside sockets, lights and tap.

Front Garden

Planted borders filled with shrubs, with a wonderful climbing wisteria over the front door.

Garage

5.24m x 2.66m (17'2" x 8'8")

Up and over door to the front aspect, side access door from the rear garden, power and light, eaves storage and space for a washing machine and tumble dryer.



Driveway

Laid to Tarmacadam and provides space for one car with an EV charging point.

Agents Notes

There is a management charge for the upkeep of the communal areas for the cul-de-sac which is £330 per annum as of January 2022



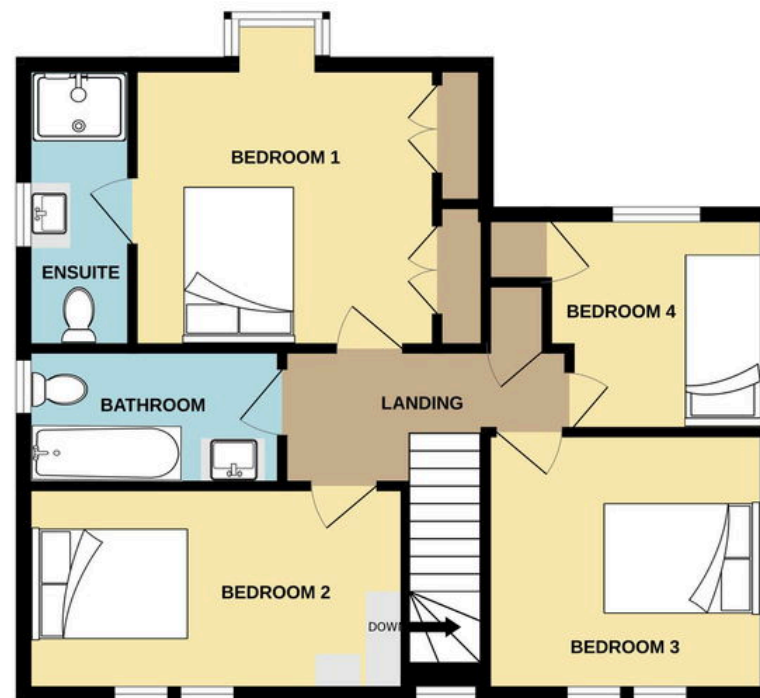


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1432sq.ft. (133.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any