



Hempton Lane, Almondsbury Bristol BS32 4AN

welcome to

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Hempton Lane Short Description

This superb home boasts driveway parking and a 185 foot (appx) rear garden. The property feels akin to a country cottage whilst offering such amazing accessibility and access to a wealth of local amenities. Hempton Lane is a hidden gem found just off the Gloucester Road between Brabazon and Aztec West.

Entrance

The point of entry is simply stunning! A well presented driveway is flanked by decorative trees and manicured boundary hedgerow to the side. The 'picture postcard' frontage is also adorned with herbaceous borders making for a very pleasant welcome to the home. A glazed modern door leads inwards.

Hallway

6' max x 6' 5" max (1.83m max x 1.96m max)
The well presented hallway leads to all areas including understairs storage and cupboard/larder with front aspect window. The light and bright space is finished to a high standard to include carpet which continues up the staircase.

Hallway Cupboard / Larder

4' 6" max x 2' 9" max (1.37m max x 0.84m max)
The well presented cupboard and hugely useful. The space unusually benefits from a window to the front aspect. Used as storage and additional larder space.

Living Room

16' 5" max x 11' 6" max (5.00m max x 3.51m max)
The splendid 'dual aspect' living room is blessed with gorgeous light and a pleasant outlook front

and rear. The homely and comfortable space is finished with carpet, double alcove plus firebreast and gas fire to include the back boiler.

Kitchen - Diner

10' 8" max x 9' 10" max (3.25m max x 3.00m max)
The well proportioned kitchen easily accommodates a dining table and plenty of storage. Here also boasts beautiful light and lovely garden views. Finished with tile effect flooring and ceiling light.

Rear Hallway Space

2' 11" max x 5' 3" max (0.89m max x 1.60m max)
This linking hallway offers direct garden access and leads onward to the modern and well presented shower room. This section of the house including the linking hallway is in the modern extension section.

Bathroom

7' max x 4' 6" max (2.13m max x 1.37m max)
The modern and stylish space includes an oversized walk in shower, WC, basin and heated towel rail. The generously proportioned space includes a high level window to the rear aspect allowing for plenty of natural light.

Stairs Leading Upwards

Presented very well with white painted spindles, wooden handrail and a continuation of the carpet.

Landing

Again, well presented and leads to all areas. Loft access from here via ceiling hatch.

Bedroom 1

13' 1" max x 9' 9" max (3.99m max x 2.97m max)
The primary bedroom looks out over the garden and beyond which is such a treat. The space easily

accommodates a double or king size bedroom plus decorative furniture alongside the stylish built-in storage.

Bedroom 2

13' 2" max x 8' 2" max (4.01m max x 2.49m max)
The second bedroom is also light and bright and offers the same splendid views. Here also includes built-in storage and is similarly presented to a high standard.

Bedroom 3

10' 6" max x 6' 4" max (3.20m max x 1.93m max)
The third and final bedroom is also presented very well and is afforded pretty front facing views. The space offers flexibility of use depending on your requirements.

External Frontage And Driveway

Well presented and super convenient private driveway. Trees, herbaceous borders and decorative flower beds create a wonderfully welcoming entrance.

Rear Garden

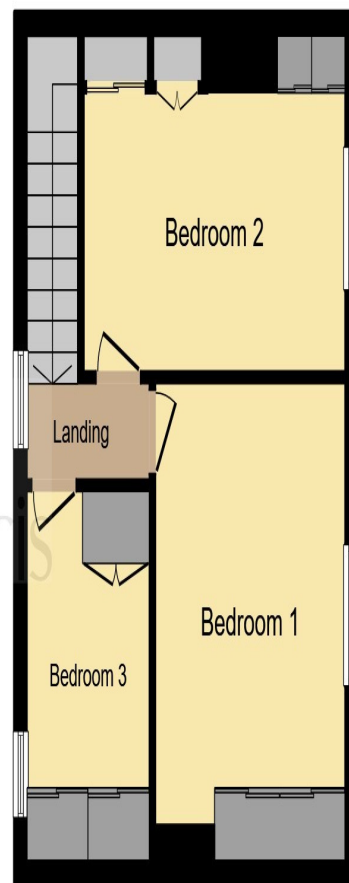
The rear garden measures approximately 74 paces long which converts to 185 feet! It is organised into sections with lawned space, planted areas and fruit bearing trees. The wonderful space with picket fence and hedgerow boundaries is a rare find and such a splendid space. The garden includes a well presented green house on a concrete base AND two full sheds that include lockable doors and windows.

Agent Notes

The property is being offered with no chain.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Hempton Lane,
Almondsbury Bristol

- Three Bedroom Home / Superb Condition / No Chain
- Amazing 'Hidden Gem' Location
- 185 Foot Garden (appx) with Open Space Beyond
- Driveway Parking / Attractive Frontage
- Extended to Rear to Include Bespoke Bathroom

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£315,000



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Property Ref:
STG109845 - 0004

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