

for sale

offers in excess of **£290,000** Freehold



## Barley Fields Thornbury Bristol BS35 1AQ

\* IMMACULATELY PRESENTED  
THROUGHOUT \* TWO BEDROOM SEMI-  
DETACHED HOME \* MODERN PROPERTY  
LOCATED WITHIN A DESIRABLE  
DEVELOPMENT \* LOUNGE AND DINING  
ROOM \* KITCHEN \* DOWNSTAIRS GUEST  
CLOAKROOM \* TWO DOUBLE BEDROOMS \*  
STORAGE \* LANDSCAPED REAR GARDEN \*  
**ALLOCATED PARKING \***

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# Property Details

## Ground Floor

### Entrance Hall

Double glazed door to front elevation, stairs rising to first floor, smooth ceiling, wood effect flooring and doors to cloakroom, lounge/dining area and radiator.

### Cloakroom

Double glazed window with obscured glass panel to side elevation. Low level WC, pedestal wash hand basin with tiled splashbacks, smooth ceiling, tiled effect flooring and radiator.

### Lounge / Dining Room

13' 2" max x 12' 9" ( 4.01m max x 3.89m )

Double glazed french doors to rear elevation with double glazed side panels and windows, TV point, built-in storage cupboard, smooth ceiling, wood effect flooring and two radiators.

### Kitchen

10' x 5' 9" ( 3.05m x 1.75m )

Double glazed window to front elevation. Fitted kitchen comprising wall and base units with work surfaces over incorporating a stainless steel sink/drainage, electric oven with gas hob and extractor fan over, integrated washer/dryer, integrated dishwasher and integrated fridge/freezer, wall mounted boiler within cupboard, smooth ceiling with recessed spotlights.

## First Floor

### Landing

Stairs rising from ground floor, double glazed window to side elevation on half landing. Full landing has access to loft area and doors giving access to all bedrooms and bathroom.

### Bedroom One

12' 10" x 8' 3" ( 3.91m x 2.51m )

Two double glazed windows to rear elevation, TV point, smooth ceiling and radiator.

### Bedroom Two

12' 10" max x 8' 6" plus door recess ( 3.91m max x 2.59m plus door recess )

Two double glazed windows to front elevation, storage cupboard with shelving, smooth ceiling and radiator.

## Bathroom

Bathroom suite comprising panelled bath with shower over glass shower screen, low level WC, pedestal wash hand basin, tiled splashbacks, spotlights inset to ceiling, shaver socket, extractor fan and heated towel rail.

## Outside Space

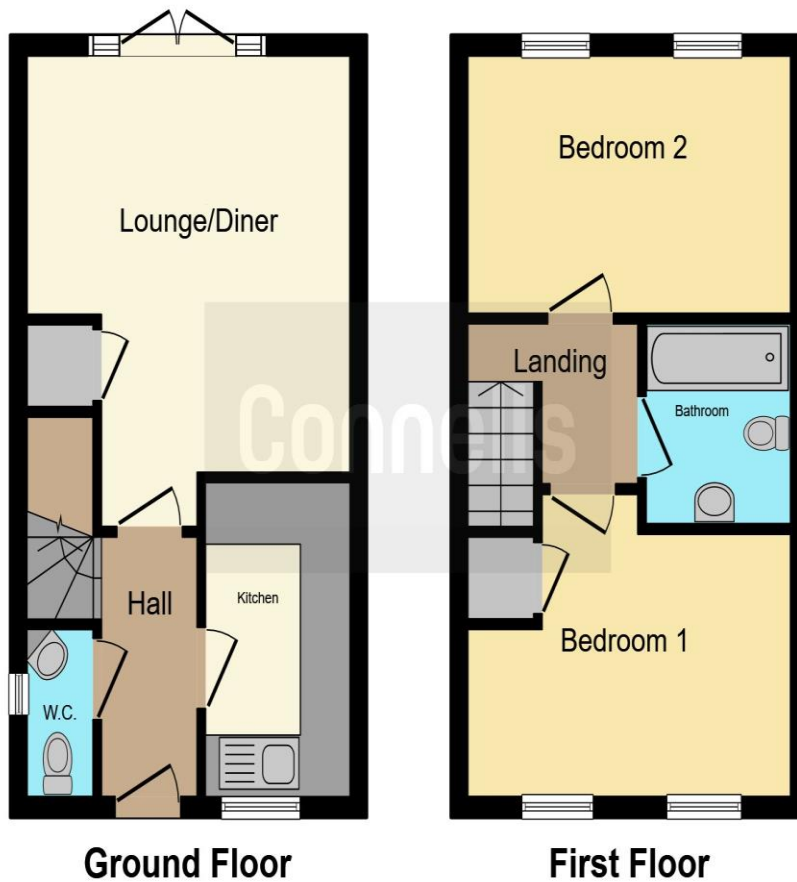
### Front Garden

Path providing access to front entrance door with flower and shrub borders to each side and gated side access.

### Rear Garden

Enclosed by wooden fence panels, patio area, decking with feature lighting, flower and shrub borders with decorative chippings, outdoor power socket and outside tap, shed and gated side access.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**Tenure: Freehold**

**EPC Rating: B**

Property Ref: YAT307721 - 0005

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