



Fernhill Court Fernhill, Almondsbury Bristol BS32 4LX

welcome to

Fernhill Court Fernhill, Almondsbury Bristol

- Split Level Bungalow
- Four Double Bedrooms
- Two Reception Rooms
- Family Bathroom and Two ensembles
- Enclosed Front and Rear Gardens

Tenure: Freehold EPC Rating: C

£900,000

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Property Ref:

CPS104927 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Entrance Hall Kitchen/Dining/Family Room

46' 9" x 14' 5" (14.25m x 4.39m)
Double glazed windows to rear & side and two sets of French doors to garden, This is truly a showstopper of a kitchen, benefitting from a massive 46' of space it offers a modern fitted kitchen with both wall and floor units with work surfaces over and upstands, two integrated eye level ovens, both with warming drawers, electric hob with cooker hood over, integrated eye level microwave, kitchen island with work tops and storage and sunken stainless steel bowl with mixer tap over, integrated fridge freezer & dish washer, spotlights inset to ceiling, radiator and tiled flooring.

Drawing Room

18' 10" x 17' 9" (5.74m x 5.41m)
Double glazed windows to front aspect, vaulted ceiling with feature wooden beams and radiators.

Master Bedroom

17' 11" x 14' (5.46m x 4.27m)
Double glazed window to side, radiator and access to dressing room and ensuite

Ensuite

Double glazed window to rear, wall mounted w/c, wash hand basin, double shower cubicle, part tiled walls, tiled flooring

Bedroom Two

17' 11" x 10' 8" (5.46m x 3.25m)
Double glazed window to side, radiator and door to ensuite

Ensuite

Double glazed window to rear, wall mounted w/c, wash hand basin, double shower cubicle, part tiled walls, tiled flooring

Bedroom Three

17' 11" x 9' 1" (5.46m x 2.77m)
Double glazed window to side and front, radiator

Bedroom Four

14' 2" x 9' 3" (4.32m x 2.82m)
Double glazed window to front, radiator

Family Bathroom

Tiled walls and floor, wall mounted w/c, vanity wash hand basin, bath with shower over, chrome effect towel radiator

Garden

Fully enclosed by boundary wall with gated side access to the private road to side. There is a patio accessed from the full width kitchen diner family room which has steps to the lawned area across the rear. Being Westerly facing, this is a real sun trap!




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