



**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**

### **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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**Property Ref:**

CPS104927 - 0004

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