



Fernhill Court Fernhill, Almondsbury Bristol BS32 4LX

welcome to

Fernhill Court Fernhill, Almondsbury Bristol

*** 2,642 SQUARE FOOT *** SOUTH FACING GARDEN *** A truly impressive split level Barn Conversion offering four double bedrooms, two with ensuite, a 46ft wide kitchen/diner/ family room and two further reception rooms. Situated in an exclusive development in Almondsbury this is one not to miss!

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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welcome to

Fernhill Court Fernhill, Almondsbury Bristol

- .
- Four Double Bedrooms
- Two Reception Rooms
- Family Bathroom and Two ensuites
- Enclosed Front and Rear Gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£900,000



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

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Property Ref:
CPS104927 - 0010

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