



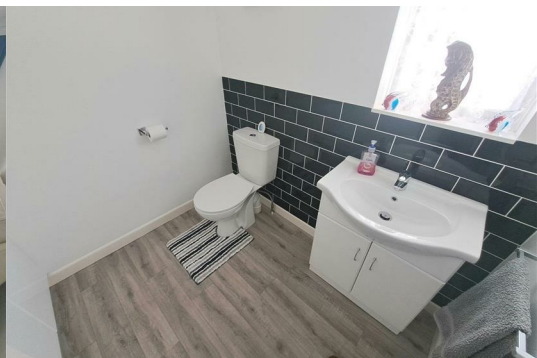
17 Dyrham Road

, Kingswood, BS15 4HW

Offers In Excess Of £400,000



*** Lovely Extended Family Home*** Four Bedroom Semi Detached House, With Accommodation Comprising Entrance Hallway, Through Lounge Diner, Further Reception Room , Conservatory, Refitted Kitchen, Refitted Utility Room And Down Stairs Cloakroom, On The First Floor There Are Four Bedrooms, Bathroom And A Shower Room, Off Street Parking For Two Cars, Well Tended Rear Garden And An Over Size Garage, Call For Further Details.



Hallway

Double glazed door leading to the porch with further door leading to the hallway, radiator, stairs to the first floor accommodation with under stairs storage cupboard.

Lounge Area 11'11" x 13'7" (3.62 x 4.14)

Double glazed bay window overlooking the front, radiator, power points, feature coal effect fire with fire surround, coving to the ceiling, opening to:

Dining Area 8'11" x 10'7" (2.73 x 3.22)

Radiator, power points, French doors to the conservatory.

Kitchen 8'10" x 10'6" (2.70 x 3.19)

Double glazed window overlooking the rear, and door giving access to the conservatory, sink unit, tiled splash backs, space for a cooker and extractor fan, radiator, breakfast bar area, selection of wall and base units with work surfaces over, wine rack,

Utility Room 8'0" x 5'10" (2.43 x 1.77)

Double glazed window overlooking the rear, radiator, selection of base units with work tops over, one and a half bowl sink unit, plumbed for a washing machine, space fridge freezer wall mounted Vailant boiler.

Cloakroom

Obscure double glazed window, radiator, wash hand basin, WC, tiled splash backs.

Study 8'0" x 10'11" (2.45 x 3.32)

Double glazed window overlooking the front, radiator, power points.

Conservatory 7'11" x 14'6" (2.42 x 4.41)

Double glazed doors leading to the rear garden.

Landing

Access to the loft space, radiator, double glazed window to the side.

Bedroom 1 12'8" x 8'6" (3.85 x 2.58)

Double glazed window overlooking the front, built in mirror fronted wardrobes, radiator, power points.

Bedroom 2 12'0" x 10'7" (3.66 x 3.23)

Double glazed window overlooking the rear, radiator, power points. Built in wardrobes.

Bedroom 3 7'11" x 14'10" (2.41 x 4.51)

Double glazed window overlooking the front, radiator, power points, built in wardrobe.

Bedroom 4 7'6" x 8'6" (2.28 x 2.58)

Double glazed window overlooking the front, radiator, power point.

Bathroom 7'5" x 5'8" (2.27 x 1.73)

Obscure double glazed window to rear, WC, wash hand basin, Jacuzzi corner bath with shower over, tiled splash backs, radiator.

Shower Room 7'11" x 5'8" (2.42 x 1.73)

Double glazed window overlooking the rear, shower cubicle, WC, was hand basin, radiator.

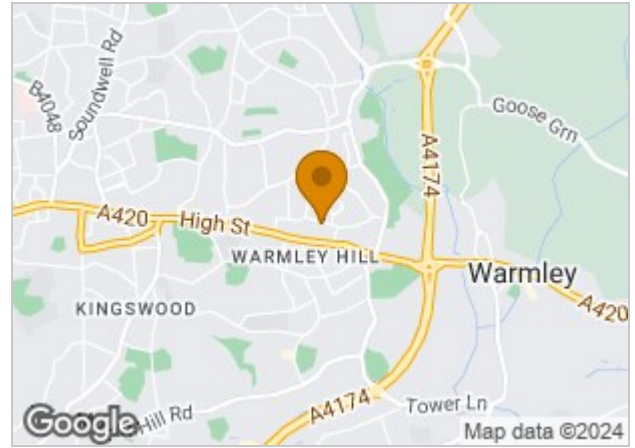
Gardens

Front garden providing off street parking for two cars, the rear garden has a paved patio area and laid to lawn.

Garage 13'11" x 17'8" (4.25 x 5.39)

Electric roller shutter door, power and light.

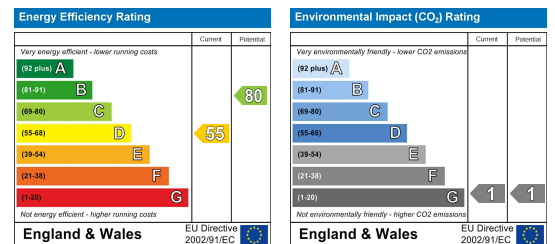
Area Map



Floor Plans



Energy Efficiency Graph



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