

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Box Hedge Farm Lane

Coalpit Heath, Bristol, BS36 2GA

£800,000



Council Tax: E



# 5 Box Hedge Meadows Box Hedge Farm Lane

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## Entrance Lobby

Composite door with full length window into an impressive entrance hallway, Karndean flooring with underfloor heating, stairs to 1st floor with cupboard under, ceiling spotlights, oak doors into

## Shower Room

8'6" x 5'8" (2.59m x 1.73m)

Double glazed window to the front, white suite comprising, new tiled shower cubicle, vanity wash hand basin with storage under and mixer tap over, WC, heated towel rail, ceiling spotlights, extractor fan, Karndean flooring with underfloor heating.

## Reception Room

11'11" x 10'10" (3.63m x 3.30m)

Double glazed tilt and open door to the front, Karndean flooring with underfloor heating, ceiling spotlights.

## Kitchen/Diner/Family Room

30'7" x 15'9" (9.32m x 4.80m)

Double glazed window to the rear, Bi-folding doors opening to the rear, range of modern wall and base units with work surface over, sink unit with mixer tap over, Island with units and drawers under, wooden work surface over and seating, integrated appliances to include electric double oven, induction hob, dishwasher, full sized fridge and freezer, wine cooler, extractor fan, ceiling spotlights, Karndean flooring with underfloor heating, double doors opening into

## Lounge

28'3" x 12'10" (8.61m x 3.91m)

Double glazed tilt and turn doors to both the front and rear, Karndean flooring with underfloor heating, ceiling spotlights.

## Utility

8'7" x 5'10" (2.62m x 1.78m)

Wall and base cupboard with work surface over, stainless steel sink with mixer tap over, plumbing for washing machine, space for tumble dryer, Karndean flooring with underfloor heating, ceiling spotlights.

## First Floor Landing

Full length double glazed window to the front, double glazed sky light window, and light tunnel, oak doors into

## Bedroom One

16'10" x 12' (5.13m x 3.66m)

Double glazed window to the front, open views, radiator, ceiling spotlights.

## En-Suite

9'3" x 4'7" (2.82m x 1.40m)

Tiled double shower cubicle with rain shower over, vanity wash hand basin with storage under and mixer tap over with tiled splash back, WC, heated towel rail, ceiling spotlights and extractor fan.

## Bedroom Two

16'11" x 10'10" (5.16m x 3.30m)

Double glazed window to the rear with distant views, radiator, ceiling spotlights.

## Bedroom Three

14'7" x 10'10" (4.45m x 3.30m)

Double glazed window to the rear with distant views, built in cupboard, radiator, ceiling spotlights.

## En-Suite

10'10" x 3'3" (3.30m x 0.99m)

Tiled shower cubicle, vanity wash hand basin with

storage under and mixer tap over with tiled splash back, WC, heated towel rail, ceiling spotlights and extractor fan.

#### Bedroom Four

12'1" x 12'1" (3.68m x 3.68m)

Double glazed window to the front with open views, radiator, ceiling spotlights.

#### Bedroom Five

12'1" x 10'7" (3.68m x 3.23m)

Double glazed window to the front with open views, built in wardrobe, radiator, ceiling spotlights.

#### Bathroom

10'10" x 8'1" (3.30m x 2.46m)

Double glazed window to the rear, white suite comprising stand alone bath and tap with shower attachment, tiled shower cubicle, vanity wash hand basin with mixer tap over and storage under, and tiled splash back, WC, heated towel rail, ceiling spotlights and extractor fan.

#### Outside

The front is laid to lawn, with stoned parking area for two vehicles, EV charging port with open outlook to

the front.

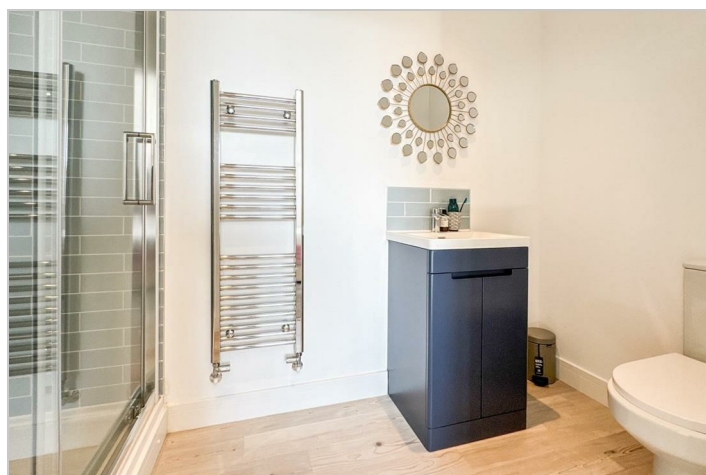
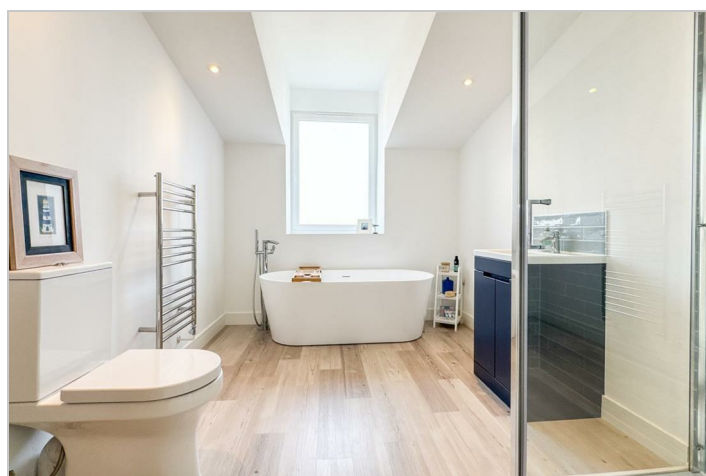
The enclosed rear garden is laid to flagstone patio area with lawn, outside tap and steps leading up to a further lawned area, with a courtesy door into the garage.

#### Garage

18'10" x 9'10" (5.74m x 3.00m)

Single garage with up and over door, light and power, rafter storage with courtesy door into the rear garden.

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



## Road Map



## Hybrid Map



## Terrain Map



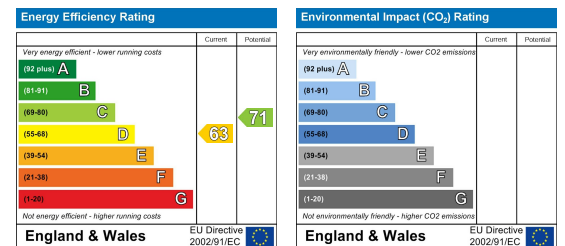
## Floor Plan



## Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.