

HUNTERS®

HERE TO GET *you* THERE



Hopkins Close

Thornbury, BS35 2PX

Offers In Excess Of £450,000



Council Tax: E



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ENTRANCE

Via attractively tiled canopy porch to front door opening to

HALLWAY

Staircase rising to first floor, under stairs storage cupboard and radiator

CLOAKROOM

Extractor fan, w.c., wash hand basin and radiator

LOUNGE

15'1" x 11'4" (4.61 x 3.45)

Upvc double glazed window to front, coved ceiling, feature fireplace incorporating electric fire. double doors opening to dining room. Radiator

DINING ROOM

10'8" x 9'8" (3.24 x 2.94)

Double glazed sliding patio doors opening to conservatory, coved ceiling, radiator

CONSERVATORY

9'8" x 9'4" (2.95 x 2.85)

Upvc double glazed structure with double glazed glass roof and door opening onto patio.

KITCHEN/B'FAST ROOM

16'1" x 8'6" (4.90 x 2.59)

Upvc double glazed windows to rear, range of timber fronted floor and wall units with contrasting work surfaces incorporating single drainer sink unit with mixer taps. Integral oven, ceramic hob and extractor fan. Plumbed for dishwasher. Radiator

UTILITY ROOM

8'0" x 5'1" (2.44 x 1.54)

Obscure Upvc double glazed door to side. Base units incorporating single drainer sink unit. Plumbed for washing machine and space for fridge freezer. Wall mounted gas central heating boiler

LANDING

Access to loft and airing cupboard

BATHROOM

Obscure Upvc double glazed window to side, suite comprising; w.c., vanity unit incorporating wash hand basin and panelled bath with tiled splash backs. Radiator

BEDROOM 1

13'10" x 11'2" (4.21 x 3.41)

Upvc double glazed window to front, built in range of wardrobes and radiator

EN-SUITE

Obscure Upvc double glazed window to front, suite comprising; w.c., vanity unit incorporating wash hand basin and tiled shower enclosure incorporating electric shower unit. Radiator and heated towel rail

BEDROOM 2

14'4" x 9'4" (4.36 x 2.85)

Upvc double glazed window to rear overlooking open fields. Radiator

BEDROOM 3

12'7" x 9'5" (3.83 x 2.88)

Upvc double glazed window to rear. Radiator

BEDROOM 4

9'3" x 7'10" (2.82 x 2.39)

Upvc double glazed window to front. Radiator

Tel: 01454 411522

GARAGE

Single integral garage with up and over door, power and light. Additional parking on the driveway for a further vehicle

GARDENS

Lawn at the front with established shrub hedge. The rear garden is enclosed, private and secure comprising paved patio and lawn with shrub borders, side access, water tap and timber shed.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire E

Anti money Laundering

"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



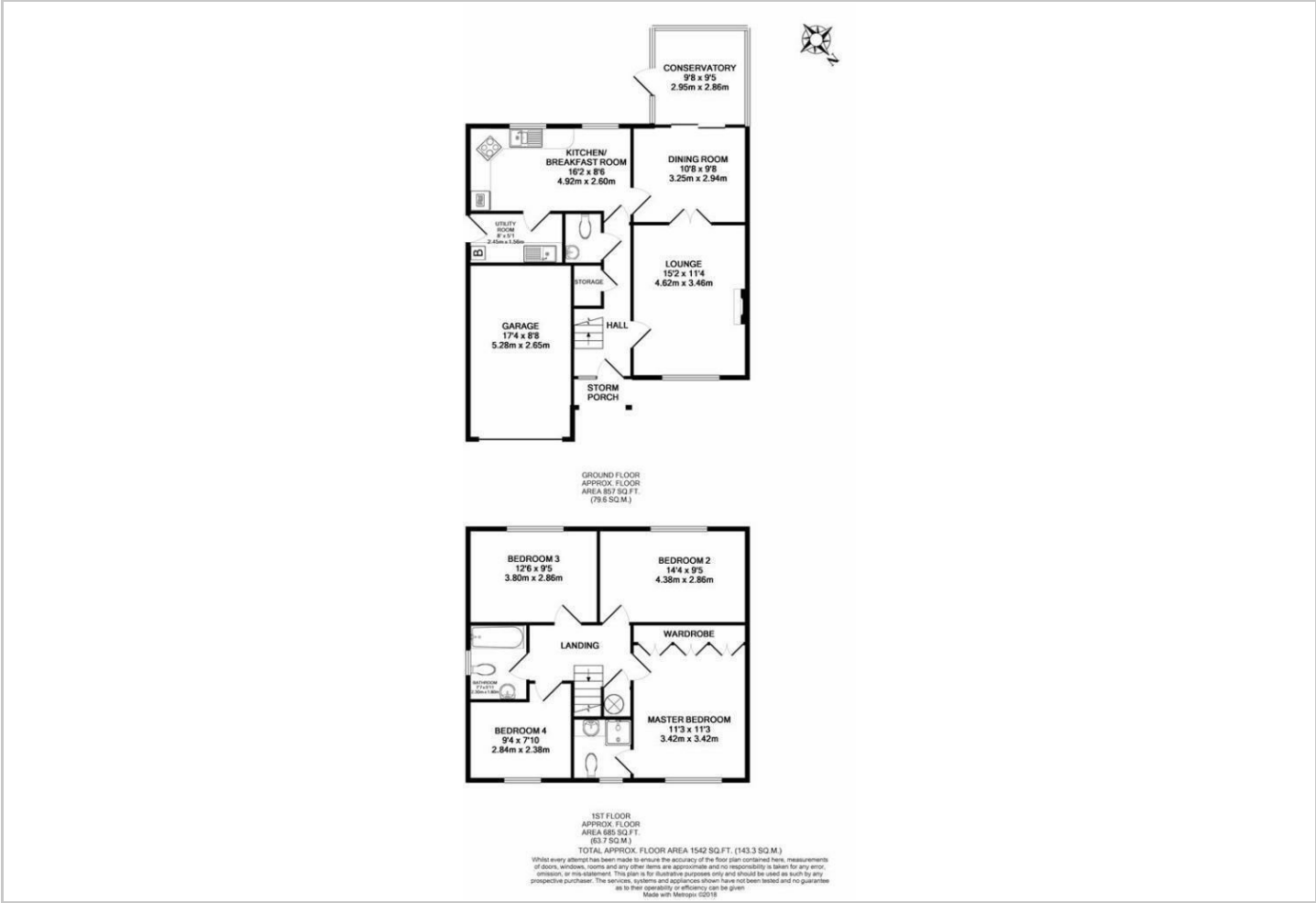
Hybrid Map



Terrain Map



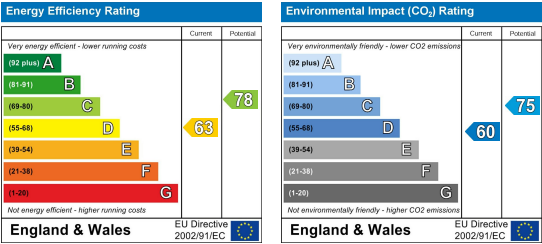
Floor Plan



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 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.