

The Grove, Hallatrow, Bristol, BS39 6ES

Offers In Region Of £450,000

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The Grove, Hallatrow, Bristol, BS39 6ES

A Link detached house of Neo Georgian style located within a small and exclusive development of house constructed in 2001. The homes are well built and have excellent layouts and good sized gardens. Resident enjoy a friendly neighbourhood and the bonus of beautiful rural surrounds, very good local school catchments and easy access into the Cities of Bristol and Bath close by.

Perfect for families in design yet also will suit professionals and down-sizers looking for a modern easy manageable home. You will discover light and space here with four balanced bedrooms, a bathroom and en-suite upstairs. A spacious hallway, cloakroom, dual aspect living room dining room, kitchen/breakfast room and utility room downstairs. The gardens are landscaped and low maintenance plus there is a garage and driveway for practical needs.

Walkers will love nearby Greyfield woods and the beautiful rural surrounds found around this property.











Hallway

Composite door with obscure double glazed half moon windows to the front aspect, stairs leading to the first floor, radiator and laminate flooring.

Cloakroom

1.74m x 0.86m (5'8" x 2'9")

Extractor fan, consumer unit, radiator and a laminate flooring. There is a two piece white suite comprising of a low level WC and a pedestal wash hand basin.

Kitchen/Breakfast Room

3.84m max x 3.54m max (12'7" x 11'7")

Triple double glazed windows to the front aspect and a double glazed window to the side aspect, doors to the hallway and utility room. There are recessed spot lights, a range of wall and base units with tiled splash backs, laminate work surfaces and an inset stainless steel sink/drainer unit with a mixer tap over. There is an integral dishwasher and fridge/freezer, plus space for a Belling range style cooker with an extractor hood over. The room is finished with a radiator and tiled flooring.









Utility Room
2.78m x 1.43m (9'1" x 4'8")

Double glazed door and window to the rear aspect, base units with tiled splash backs, laminate work surfaces and a stainless steel sink/drainer with a mixer tap over, a wall mounted condensing boiler, radiator and tiled flooring.

Dining Room
3.47m x 2.42m (11'4" x 7'11")

Double glazed French doors and windows to the rear aspect, coved ceiling, radiator and laminate flooring.

Living Room
5.43m x 3.31m (17'9" x 10'10")

Landing

Double glazed window to the front aspect, smoke alarm, radiator, airing cupboard with a pressurised hot water cylinder and shelving. Above is a loft hatch with pull down ladder and partial boarding.

Bedroom One
3.58m x 3.53m (11'8" x 11'6")

Double glazed window to the rear aspect, fitted three door wardrobes, radiator, television aerial and laminate flooring.

Ensuite
1.8m max x 1.53m max 5'10" x 5'0")

Obscure double glazed window to the front aspect, extractor fan, partially tiled walls,

Bedroom Two
3.29m x 3.11m (10'9" x 10'2")

Double glazed window to the rear aspect, coved ceiling, radiator and laminate flooring.

Bedroom Three
3.31m x 3.27m (10'10" x 10'8")

Two double glazed windows to the front aspect, coved ceiling, radiator and laminate flooring.

Bedroom Four
2.92m x 2.49m (9'6" x 8'2")

Double glazed window to the rear aspect, radiator and laminate flooring.







Bathroom
1.91m x 1.77m (6'3" x 5'9")

Obscure double glazed window to the front aspect, extractor fan, partially tiled walls, chrome towel radiator and tiled flooring. There is a three piece suite comprising of a bath with a shower attachment and shower screen, pedestal wash hand basin and a low level WC.

Rear Garden
16.04m x 8.43m (52'7" x 27'7")

Enclosed by wooden feather edge fencing with a rear and side access gates. The garden is level with a patio area next to the house, a large artificial lawn area, borders of slate with shrubs, laurel and fir trees, an outside tap and lights. A great low maintenance secure garden for all round year usage.

Garage
5.24m x 5.15m (17'2" x 16'10")

Up and over door to the front aspect, access door to the side aspect leading into the rear garden, eaves storage, power and light.

Driveway

In front of the garage is a driveway providing space for a large car. The front garden area laid to slate chipping can also be used a second space if needed.

Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about





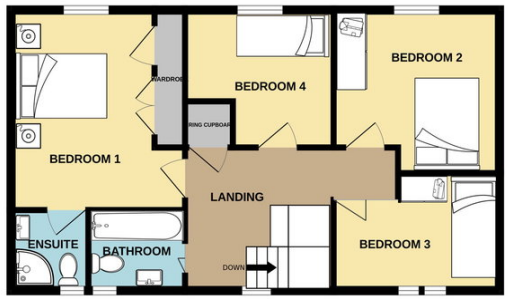




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1163sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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