

Ground Floor Building 1 Ground Floor Building 2	Floor 1 Building 1 Floor 1 Building 2
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PROPERTY TYPE House

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 3

EPC RATING C

COUNCIL TAX BAND D



Meticulously presented detached character home in super, convenient location.

Entrance hallway (with electric underfloor heating), with turned staircase to first floor, "lootility" with wc and utility space. Living room, separate dining room with parquet flooring and glazed library area, fabulous I-shaped island kitchen come diner (with underfloor heating connected to gas) with bespoke kitchen with quartz work tops and splash backs, integrated appliances, feature exposed stone wall and built in floor wine store with glazed display top.

At the first floor are three double bedrooms, the master being en suite, and a beautifully appointed family bathroom, with walk-in shower and slipper bath.

Externally is off street parking and storage with electric roller shutter door.

The rear garden is walled, and enclosed, with lighting, a shaped patio area leading down to astro turfed lawned area, plus a garden studio, ideal for a home office of gym.

Pursuant to the Estate Agents Act, we advise that the Vendor of this property is an employee of D W Smith



the location

Set close to the heart of Hanham this well placed home offers excellent access to the city and the country, there are local shops at nearby Hanham high street, plus the more comprehensive facilities of the retail park at nearby Longwell Green are but a short drive away. Furthermore there are good local schools, and a whole host of green space literally on the doorstep! Bristol 4.4 miles Bath 8.4 miles

what the owners will miss

"We have made this house into a home over the last 10 years. We have worked hard creating a perfect home for our family of 4, always keeping design and functionality in mind.

We will miss the size of the rooms and the beautiful kitchen/diner! We love the road and the neighbours who are all friendly and supportive.

The location of the house is great - in terms of being close to the shops and with easy access to Bristol and Bath. "

just a thought...

Homes of this style, quality and character are extremely rare to the market, if you are looking for a beautifully appointed home ready to move into that blends modern style and the charm of yesteryear, you are unlikely to see another house like this is the area.