

HUNTERS®

HERE TO GET *you* THERE



Wild Flower Road

Thornbury, BS35 1BN

£735,000

5 3 2 B

Council Tax: F



4 Wild Flower Road

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Entrance

Via security locking composite door.

Hallway

Staircase rising to first floor with useful shelved storage cupboard under. Tiled floor. Radiator.

Cloakroom

WC, wash hand basin, radiator and extractor fan.

Study

9'11" x 10'2" (3.03m x 3.10m)

UPVC double glazed bay window to front with internal shutters, tiled floor. Radiator.

Lounge

11'8" x 21'5" (3.56m x 6.55m)

UPVC double glazed bay window to front with UPVC double glazed French doors opening to rear garden. Luxury vinyl flooring, feature media wall incorporating housing for t.v and electric fire focal point (available for purchase by separate negotiation). Radiator.

Kitchen/Diner

13'3" x 16'7" (4.06m x 5.06m)

UPVC double glazed window and French doors to rear. Double glazed Skylights. Range of floor and wall units with ample Quartz worksurfaces and matching splash backs incorporating 5 burner gas hob with extractor hood, AEG electric oven and microwave, dishwasher and Central Island incorporating breakfast bar. Stainless steel double basin sink unit, integral fridge/freezer.

Utility Room

Obscure UPVC double glazed door to side. Cupboard housing gas central heating boiler, floor and wall units with contrasting Quartz worksurfaces and splashbacks incorporating stainless steel sink

unit, plumbing for automatic washing machine, space for tumble dryer, tiled floor and radiator.

Landing

Airing cupboard housing hot water tank, UPVC double glazed window to front and staircase rising to 2nd floor. Radiator.

Bedroom 1

11'8" x 12'10" (3.58m x 3.92m)

UPVC double glazed window to front. Radiator.

Dressing Room

8'4" x 4'3" (2.55m x 1.32m)

UPVC double glazed window to rear, built in sliding mirror door wardrobes. Radiator.

En-suite

Obscure UPVC double glazed window to side, WC, wash hand basin and tiled shower enclosure, tiled floor and heated towel rail.

Bedroom 2

10'2" x 11'2" (3.10m x 3.42m)

UPVC double glazed window to rear. Radiator.

Bedroom 3

10'2" x 8'0" (3.10m x 2.44m)

UPVC double glazed window to front, built in wardrobe. Radiator.

Bathroom

Obscure UPVC double glazed window to rear. White WC, wash hand basin and panelled bath with tiled walls and floor. Heated towel rail.

2nd Floor Landing

Double glazed Skylight and radiator.

Tel: 01454 411522

Bedroom 4

12'10" x 14'5" (3.93m x 4.40m)

UPVC double glazed dormer to front, double glazed Skylight to rear. Radiator.

Bedroom 5

8'6" x 11'10" (2.61m x 3.63m)

UPVC double glazed dormer window to front. Radiator.

Shower Room

Double glazed Skylight, WC, wash hand basin and tiled shower enclosure. Heated towel rail.

Front Garden

Gravelled

Rear Garden

Enclosed level garden laid to laid with small paved area. Water tap and access to garage.

Garage

Double detached with dual up and over doors, power and light. EV charger point.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band F

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"



