

HUNTERS®

HERE TO GET *you* THERE



Wild Flower Road

Thornbury, BS35 1BN

£735,000



Council Tax: F



4 Wild Flower Road

Thornbury, BS35 1BN

£735,000



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.

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

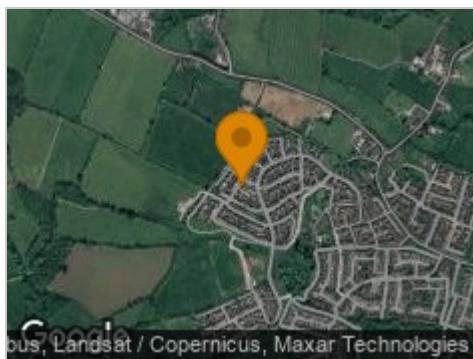
"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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"



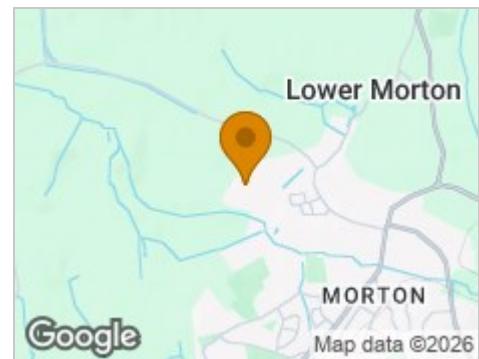
Road Map



Hybrid Map



Terrain Map



Floor Plan

THE EMERSON

FIVE BEDROOM HOME

Ground Floor

Lounge	6580 x 3573 mm	21'7" x 11'9"
Kitchen/Family/Breakfast	5107 x 3898 mm	16'9" x 12'8"
Dining	3052 x 3109 mm	10'0" x 10'2"
Utility	1950 x 1531 mm	6'5" x 5'0"
WC	1531 x 1013 mm	5'0" x 3'4"

First Floor

Bed 1	3931 x 3634 mm	12'11" x 11'11"
Dressing	2560 x 1354 mm	8'5" x 4'5"
En Suite	1385 x 2560 mm	4'7" x 8'5"
Bed 3	3077 x 3423 mm	10'0" x 11'3"
Bed 4	3077 x 3068 mm	10'0" x 10'1"
Bath	2173 x 1991 mm	7'2" x 6'6"

Second Floor

Bed 2	4402* x 3561 mm	14'5" * x 11'8"
Bed 5	3634 x 2602* mm	11'11" x 8'6" *
Shower Room	2606 x 1470* mm	8'7" x 4'10" *

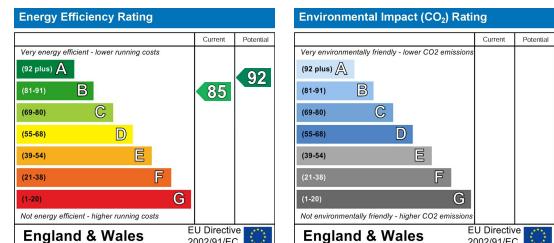
*Overall floor dimension includes lowered ceiling areas

Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

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.