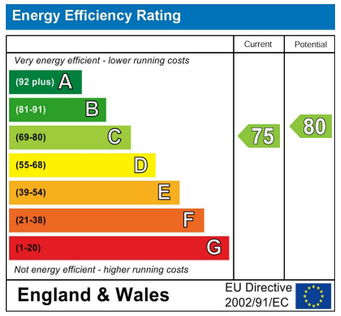
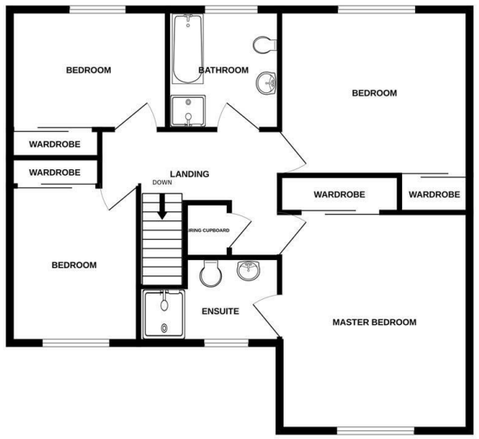


GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.

1ST FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 1884 sq.ft. (175.1 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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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

16 Claremont Gardens, Hallatrow, Bristol, BS39 6EY

£625,000

A delightful detached four bedroom family home in a tucked away location and benefits from a lovely rear garden and is offered with no onward chain.

▪ Tucked away cul de sac location ▪ Entrance hallway with a cloakroom ▪ Generous size sitting room ▪ Spacious kitchen dinner with French doors to the garden ▪ Utility room with access to the garage and garden ▪ Four double bedrooms. Ensuite shower to the master bedrom and a family bathroom ▪ Well presented throughout ▪ Delightful enclosed rear garden laid to lawn and patio ▪ Off street parking and a garage ▪ No onward sales chain

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RICS

16 Claremont Gardens, Hallatrow, Bristol, BS39 6EY

This attractive and contemporary detached home is beautifully presented combining traditional character with modern family living. The property enjoys excellent kerb appeal with a generous block paved driveway providing ample off road parking, an integrated single garage with roller door and a neatly maintained front garden bordered by established planting.

A covered porch leads to the welcoming entrance, where a solid timber front door opens into a bright and spacious hallway. A convenient cloakroom is located just off the entrance hall.

The well proportioned sitting room provides a comfortable and versatile reception space, ideal for relaxing with the family or entertaining guests.

To the rear of the property is the impressive kitchen/diner, fitted with a comprehensive range of integrated appliances and designed to provide a practical yet stylish heart of the home. French doors open directly onto the garden, allowing plenty of natural light into the room and creating a seamless connection between the indoor and outdoor spaces.

A separate utility room provides valuable additional storage and workspace, together with internal access to the garage. The garage has been thoughtfully adapted to incorporate a useful home office area, providing an ideal dedicated space for working from home.

Upstairs, the spacious accommodation continues with a generous principal bedroom featuring an en-suite shower room. There are three further double bedrooms, each benefiting from fitted wardrobes and providing excellent built in storage. A modern family bathroom completes the first floor accommodation.

Outside, the property benefits from an attractive and well maintained garden, providing a pleasant setting for outdoor dining, entertaining and family enjoyment.

Overall, this is a well presented and thoughtfully designed four bedroom detached home, offering spacious and versatile accommodation, excellent storage and a practical layout ideally suited for a family.

Hallatrow is a popular village within the golden triangle of Bristol, Bath and Wells which are all within an approximate radius of some 10 miles. Day to day facilities are available in the nearby villages of High Littleton and Paulton (where Tesco's Supermarket is situated). The property is situated in the catchment area of Norton Hill School and has the recreational facilities of Chew Valley and Mendip Hills within easy reach. There are also a number of excellent country walks in the immediate vicinity.

In fuller detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALLWAY
Double glazed frosted door with a matching double glazed window to the side. Staircase rising to the first floor, with a useful cupboard beneath and a further coats cupboard.

CLOAKROOM 1.94 x 0.95 (6'4" x 3'1")
Double glazed frosted window. Wall hung wash hand basin with mixer tap. Close coupled WC. Tiled floor and part tiled walls. Ceiling recessed spotlights.

SITTING ROOM 5.77 x 4.30 (18'11" x 14'1")
A lovely, generously proportioned sitting room featuring a large double glazed window with a front aspect. A focal point wood burning stove with a wooden surround and mantel, set on a black marble hearth, creates a warm and inviting feature. Ceiling with recessed spotlights. Double doors lead through to the kitchen/diner.

KITCHEN DINER 7.47 x 3.75 (24'6" x 12'3")
Well designed with two zones. One is a dining space with double glazed French doors to the garden and tiled floor. The kitchen area has a double glazed window overlooking the garden. There is a range of green wall and base units comprising wall and base units with cupboards and drawers and black laminate worktops over and a tile splashback. Inset one and half stainless steel sink with a mixer tap. There is a range of built in appliances including a five burner gas hob, double oven, microwave, fridge freezer and a dishwasher. The areas are separated by a useful breakfast bar. Ceiling spot lights in the kitchen area. A door leads to the utility room.

UTILITY ROOM 2.95 x 2.11 (9'8" x 6'11")
Double glazed door leading to the garden together with a double glazed window overlooking the rear. Matching the kitchen, there is a range of wall and base units with coordinating worktops and a tiled splashback. Stainless steel sink and drainer with mixer tap. Useful cupboard housing a Worcester boiler. Plumbing and space for a washing machine. Door leading to the garage.

LANDING
Loft access. Airing cupboard housing a pressurised hot water cylinder.

BEDROOM 4.96 x 4.30 (16'3" x 14'1")
Double glazed window with a front aspect. Ceiling with recessed spotlights. Built in wardrobes with sliding frosted glass doors. Wall lights positioned to either side of the bed. Television point.

ENSUITE
Double glazed frosted window. Large shower enclosure with glass door and thermostatic shower. Close coupled WC with tiled shelf above. Wall hung vanity wash hand basin. Chrome heated towel rail. Recessed ceiling spotlights.

BEDROOM 4.32 x 3.86 (14'2" x 12'7")
Double glazed window with a rear aspect. Coved ceiling. Built in wardrobes with sliding frosted glass doors.

BEDROOM 3.57 x 2.76 (11'8" x 9'0")
Double glazed window with a rear aspect. Built in wardrobes with sliding frosted glass doors.

BEDROOM 3.60 x 2.95 (11'9" x 9'8")
Double glazed window with a front aspect. Built in wardrobes with sliding frosted glass doors.

FAMILY BATHROOM 2.73 x 2.46 (8'11" x 8'0")
Double glazed frosted rear window. Tiled front bath. Separate shower enclosure with glass door and thermostatic shower. Wall hung vanity wash hand basin. Close coupled WC. Chrome heated towel rail. Recessed ceiling spotlights.

OUTSIDE

REAR GARDEN
A lovely family garden featuring a patio area, ideal for alfresco dining. A couple of steps lead up to a lawned area, while to the right is a decked seating area and summer house. To the rear of the garden is a generous garden shed. The garden is enclosed by a combination of walling and fencing, with a side gate providing access to the side of the property.

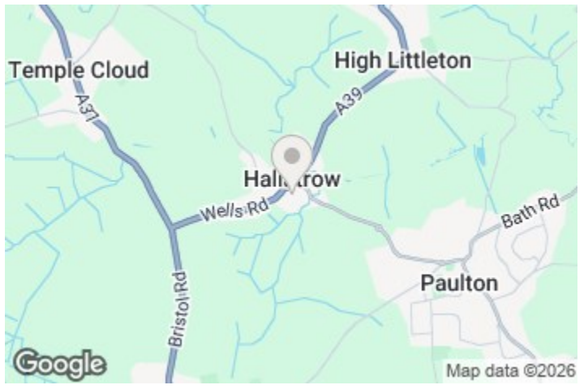
FRONT
A block paved driveway provides parking for two cars and leads to the garage. To the right is a lawned area with established flowerbeds and shrubs. A pathway leads around to the side and provides access gives access to the rear garden.

GARAGE
Accessed via a roller door, with power and lighting supplied. Part of the garage has been converted to provide a useful home office. Connecting door to the utility room.

TENURE
Freehold.

COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the house is G. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority: Bath and North East Somerset
Broadband: Ultrafast 1000mps
Mobile phone:. O2 Vodafone variable outdoor signal. EE Three. Good outdoor signal. Source Ofcom.
Property is located within a coal mining reporting area.



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