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HERE TO GET *you* THERE



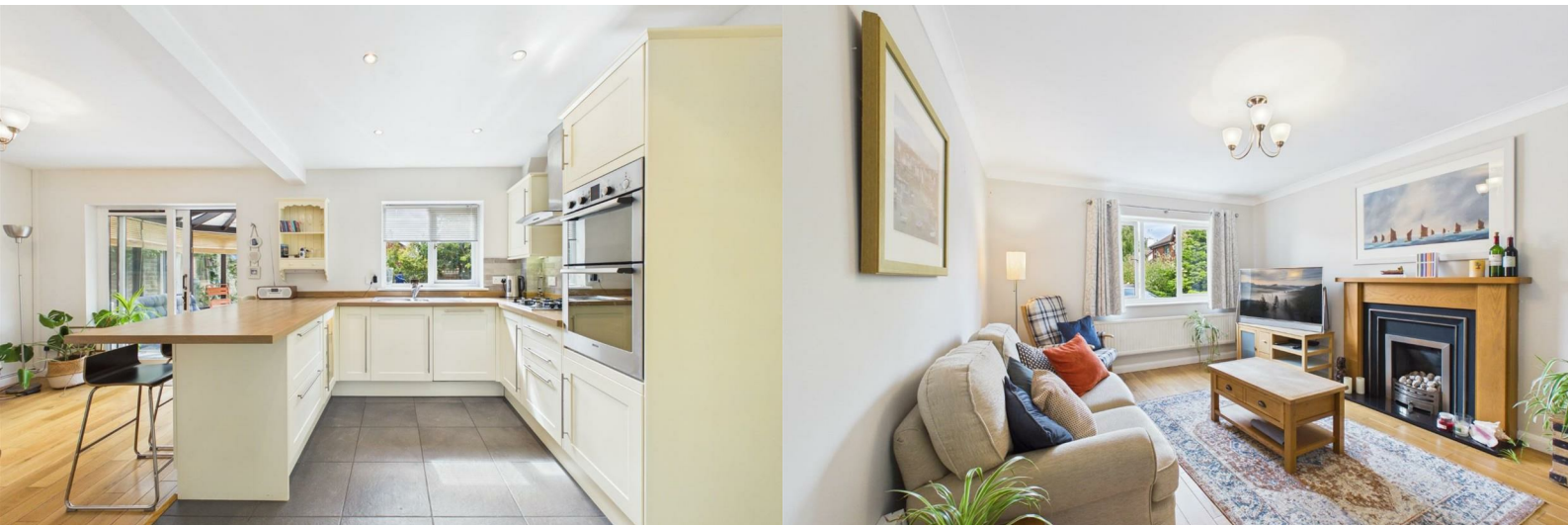
Lavender Close

Thornbury, Bristol, BS35 1UL

£530,000



Council Tax: F



93 Lavender Close

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£530,000



Entry from the driveway into the added entrance porch, which opens into the hallway. Stairs rise to the first floor with useful storage beneath, while the principal ground-floor rooms lead from the hallway.

To the front of the property is the lounge, a comfortable reception room which is separated from the kitchen/dining room by double doors. These can be opened to create a more sociable, open feel between the two spaces when entertaining.

The kitchen/dining room forms the heart of the home and provides plenty of space for both everyday family life and entertaining. The kitchen is arranged around a central island and offers ample worktop and cupboard space together with a range of fitted appliances.

Leading from the kitchen is a separate utility room, again providing excellent storage and additional worktop space. From here there is access into the integral garage as well as directly out to the rear garden. The garage benefits from both light and power.

On the opposite side of the kitchen/dining room is the conservatory, providing an additional reception space with an outlook over the garden.

Outside, the south-facing rear garden is predominantly laid to lawn, with a gravelled area and space for a garden shed. There is also convenient access to the garden from the driveway.

Upstairs, the generous accommodation continues with five bedrooms. Two of the bedrooms are

positioned above the garage within an extension believed to have been completed by previous owners in approximately 2005. There are a further three double bedrooms, including the main bedroom which benefits from fitted wardrobes and its own en-suite shower room.

Completing the first-floor accommodation is the family bathroom, which is a good size and enjoys plenty of natural light.

With five bedrooms, multiple reception spaces, excellent storage, an integral garage and a south-facing garden, 93 Lavender Close offers an impressive amount of space for growing families.



Road Map



Hybrid Map



Terrain Map



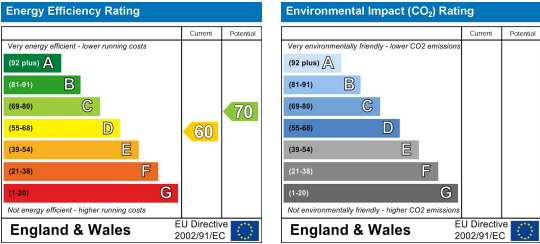
Floor Plan



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.