

Chapel Lane, Acton Turville, Badminton, GL9 1HQ
£425,000



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Council Tax Band: A

This well presented four bedroom semi detached home in Acton Turville has a lot to offer. The front of the property allows off street parking for four or more cars. Enter through the porch and inner hall into the open plan ground floor with its large kitchen space, lounge area and dining area which the new owners could adapt as their needs required. Lots of natural light from the double glazed windows and the large folding doors. These doors also allow you to open up the house and make the rear garden part of the living space. The guest cloakroom and utility room are also very sought after features. Upstairs we have four good sized bedrooms with an en suite to bedroom 1 and a family bathroom. The rear garden is a great size and has lawn and patio areas.

Viewing strictly by appointment only.

Porch

5'9" x 4'1" (1.76 x 1.25)

Double glazed sliding door with tile floor. Two storage cabinets.

Hall

9'3" x 6'11" (2.83 x 2.12)

uPVC double glazed front door. Tile floor. Large mirrored sliding door cupboard, ideal for shoes and coats. Further storage cupboard. Radiator. Tile floor.

Open Plan Living Area

38'6" x 18'4" (11.76 x 5.60)

Large open space currently set as three areas, a lounge, dining space and kitchen with breakfast bar. There are several uPVC double glazed windows and a large set of folding doors to allow access to the rear garden and its patio. The dining area occupies the central section. The kitchen has numerous wall and floor mounted storage units and lots of work surface space. There is space for a range style cooker and a dishwasher. There is a stainless steel cooker hood diffuser and a Belfast sink. There is space for an American style fridge. This large ground floor space presents numerous possibilities. There are several space saving vertical radiators.

Utility Room

8'2" x 4'11" (2.49 x 1.50)

Tucked away at the end of the kitchen. Space for your washing machine, tumble dryer and if you wanted a further fridge and/or freezer. Double glazed uPVC windows.

Cloakroom

7'7" x 3'10" (2.33 x 1.19)

Access from the hall. Frosted uPVC double glazed windows. Low level WC. Basin on vanity unit. Storage units. Radiator. Tile floor.

Landing

8'8" x 10'0" (max) (2.66 x 3.06 (max))

Loft access hatch. uPVC double glazed windows.

Bedroom 1

14'9" x 12'10" (4.50 x 3.93)

A large double bedroom with fitted wardrobes with mirror doors. uPVC double glazed windows. Radiator. Currently this room has a 6'6" x 7'ft a water bed which may be available by separate negotiation.

En Suite

6'7" x 4'6" (2.02 x 1.38)

Walk in shower. Low level WC. Basin on vanity unit. Ladder style radiator. Frosted uPVC double glazed windows. Part tile walls.

Bedroom 2

10'11" x 10'5" (3.34 x 3.19)

A double bedroom. uPVC double glazed windows. Radiator. Fitted wardrobes with mirror doors.

Bedroom 3

11'5" x 8'0" (3.50 x 2.44)

uPVC double glazed windows. Radiator.

Bedroom 4

8'3" x 6'11" (2.53 x 2.13)

uPVC double glazed windows. Radiator. Storage cupboard.

Bathroom

11'5" x 7'4" (3.5 x 2.26)

P shaped bath with shower over. Glass shower screen. Low level WC. Jack and Jill sinks on vanity units. Part tile walls.

Rear Garden

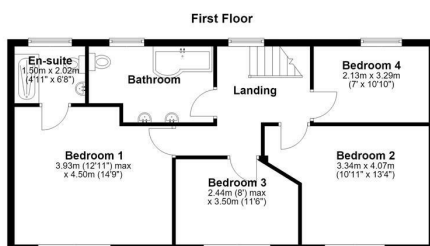
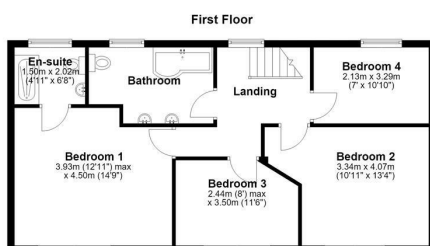
Enclosed garden. Mostly laid to lawn with patio areas. Two garden sheds.







Open House Bristol North East



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC