



29, Tyler Close, Hanham, Bristol, South
Gloucestershire, BS15 9NG

£650,000

We are delighted to present this substantial detached family home, ideally situated in a sought-after cul-de-sac location. Offered to the market with no onward chain, this spacious property provides an excellent opportunity for buyers looking to create a lovely family home. The ground floor accommodation begins with a welcoming entrance hall leading to a convenient downstairs cloakroom. There are double doors leading to a generous lounge with further double-glazed double doors to a dining room which then leads onto spacious conservatory. There is also a well-proportioned kitchen, a breakfast room, and a practical utility room. Upstairs, the property offers four double bedrooms, including the principal bedroom with en-suite facilities, two of the bedrooms have far reaching views along with a modern white family bathroom. Externally, the home benefits from a private, southerly-facing rear garden which is mainly laid to lawn and patio with mature tree and shrub borders. To the front, there is a double garage and a large driveway offering ample off-street parking. Perfectly positioned for the wide range of amenities available on Hanham High Street and at Gallagher Retail Park, this is a fantastic opportunity not to be missed. Early viewing is highly recommended.

Entrance

There is a canopied entrance which leads to a obscure half glazed door.

Entrance Hallway

Staircase to the first floor, under stair storage cupboard, wood flooring, coving, double doors leading into the lounge, door into the breakfast room, door into the cloakroom.

Cloakroom

Upvc double glazed obscure window to the front, low level WC, wall hung wash hand basin, radiator, tiled flooring, tiled splashbacks.

Lounge

Upvc double glazed window to the front, feature fireplace with wooden mantle and tiled hearth, gas fire, beamed ceiling, TV point, radiator, telephone point, double glazed doors into the dining room.

Dining Room

Upvc double glazed sliding patio doors to the conservatory, radiator, telephone point.

Conservatory

Double glazed construction on low wall, glass roof, laminate flooring, wall heater, TV point, French doors to the rear garden.

Breakfast Room

Upvc double window to the rear, radiator, coving, radiator, wooden flooring, archway into the kitchen.

Kitchen

Upvc double glazed window to the rear, range of wall and base units with square edge work surfaces and tiled splash backs, tiled flooring, composite 1.5 bowl sink unit with mixer tap, integrated fridge and freezer, integrated dishwasher, stainless steel double oven, ceramic hob, stainless steel cooker hood, door into the utility room, tiled flooring.

Utility Room

Upvc double glazed window to the rear, stainless steel sink unit, mixer tap, range of wall and base units with square edge work surfaces, tiled splashbacks, concealed wall mounted 'Worcester' gas boiler, door into the double garage.

First Floor Landing

Door to airing cupboard, doors into bedrooms door into the family bathroom, loft hatch.

Bedroom One

Upvc double glazed window to the front, radiator, two double fitted wardrobes, range of fitted wardrobes including bedside cabinets, dressing table and drawers, overbed storage, coving, door into the En-suite.





En Suite

Upvc double glazed obscure window to the front, inset wash hand basin with mixer tap, low level WC, double shower cubicle with electric shower and glass screen, heated towel rail, inset spotlights, extractor fan.

Bedroom Two

Upvc double glazed window to the rear, far reaching views, built in wardrobes, TV point, radiator.

Bedroom Three

Upvc double glazed window to the front, radiator, TV point, coving, dressing table, overbed storage.

Bedroom Four

Upvc double glazed window to the rear, far reaching views, radiator, coving, TV and telephone point.



Family Bathroom

Upvc double glazed obscure window to the rear, white suite comprising of a panel bath with mains shower over, vanity wash hand basin, mixer tap, low level WC with concealed cistern, heated towel rail, shaver point, fully tiled walls, tiled flooring, inset spotlights.

Double Garage

Two up and overs doors, power and light supply, two Upvc double glazed window to the side, door to the kitchen.



Front garden

There is a driveway for two cars which leads to the double garage, there is gated access to the rear garden, a small lawn and mature tree and shrubs.

Rear Garden

There is gated access to the rear garden which is enclosed and private with a southerly aspect, it is mainly laid to lawn and patio with mature shrub borders, outside tap, electricity supply and garden shed.

Tenure Freehold, **Local Authority** South Gloucestershire, **Council Tax Band** Band F

Epc and Floorplan to be added when available

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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