

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



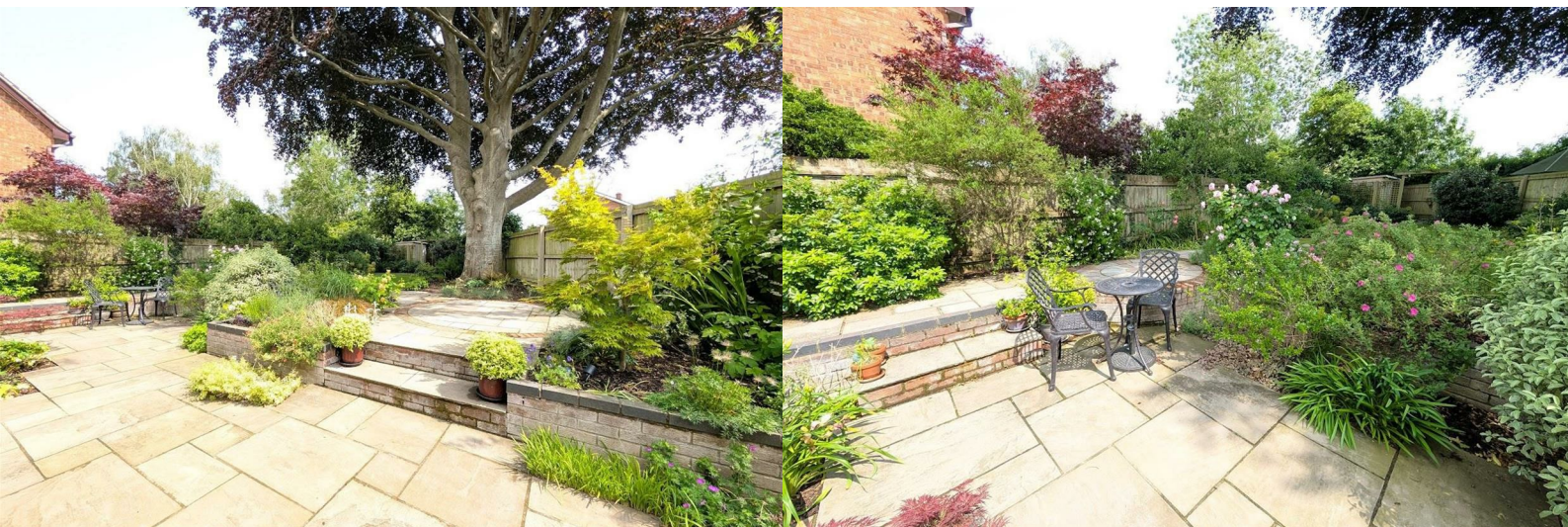
## Chatsworth Park

Thornbury, BS35 1JF

£675,000



Council Tax: F





# 41 Chatsworth Park

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**Entrance Via**  
UPVC front door.

**Porch**  
Obscure UPVC double glazed panel to front, further double glazed door opening to:

**Hallway**  
Obscure glazed window to front, staircase rising to first floor. Radiator.

**Cloakroom**  
WC, vanity unit incorporating wash hand basin and extractor fan. Radiator.

**Study**  
6'9" x 11'4" (2.08m x 3.47m)  
UPVC double glazed window to front. Coved ceiling. Radiator.

**Dining Room**  
11'8" x 9'8" (3.58m x 2.97m)  
UPVC double glazed window to front, dado rail, coved ceiling and radiator.

**Living Room**  
17'6" x 11'4" (5.35m x 3.47m)  
UPVC double glazed window to side with double glazed sliding patio doors opening to Conservatory at the rear. Feature fireplace incorporating living flame gas fire with attractive surround, coved ceiling and 2 radiators.

**Kitchen/Diner**

**Kitchen Area**  
17'4" x 6'8" (5.30m x 2.05m)  
UPVC double glazed window to rear. Range of various floor and wall units with contrasting worksurfaces incorporating stainless steel double basin sink unit, with tiled splashbacks and tiled floor. Integrated

double oven and 4 ring gas hob with extractor hood over, coved ceiling, French doors opening to Conservatory and radiator.

**Dining Area**  
11'8" x 10'7" (3.56m x 3.24m)  
Various built in cupboards and storage with worksurfaces incorporating display units, coved ceiling and large understairs storage cupboard.

**Utility Room**  
UPVC double glazed door to side. Base unit incorporating stainless steel single drainer sink unit with plumbing for automatic washine machine, wall mounted storage cupboards and gas central heating boiler.

**Landing**  
Access to loft and linen cupboard.

**Bathroom**  
Obscure UPVC double glazed window to rear, WC, vanity unit incorporating wash hand basin with pedestal basin and separate corner shower enclosure and heated towel rail.

**Bedroom 1**  
15'3" x 11'4" (4.65m x 3.47m)  
UPVC double glazed window to front, coved ceiling, built in wardrobe and radiator.

**Ensuite**  
Obscure UPVC double glazed window to front, WC, wash hand basin and panelled bath with tiled walls, glass screen and shower over. Heated towel rail.

**Bedroom 2**  
11'8" x 9'6" (3.57m x 2.92m)  
UPVC double glazed window to front, built in wardrobe, coved ceiling and radiator.

### Bedroom 3

11'5" x 9'1" (3.48m x 2.79m)

UPVC double glazed window to front, coved ceiling and radiator.

### Bedroom 4

9'10" x 8'9" (3.0m x 2.68m)

UPVC double glazed window to rear, built in wardrobe, coved ceiling and radiator.

### Conservatory

11'6" x 11'6" (3.51m x 3.53m)

Red brick base with UPVC double glazed windows overlooking established and private garden. Ceramic tiled floor, French doors opening to patio and radiator.

### Front Garden

Level lawn with shrub borders incorporating flowers.

### Rear Garden

Generous private garden incorporating numerous established shrubs with raised beds and borders. professionally landscaped to incorporated lawn with circular and additional patio areas with secluded pergola, water tap and useful tool shed. Large established copper beech tree with has been regularly pruned and professionally maintained to retain the shape and characteristic of this magnificent specimen.

### Garage

16'2" x 16'0" (4.94m x 4.88m)

Double detached with dual up and over doors. Side personal door to garden, power and light.

### Parking

Hardstanding on driveway for 2 vehicles.

### 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



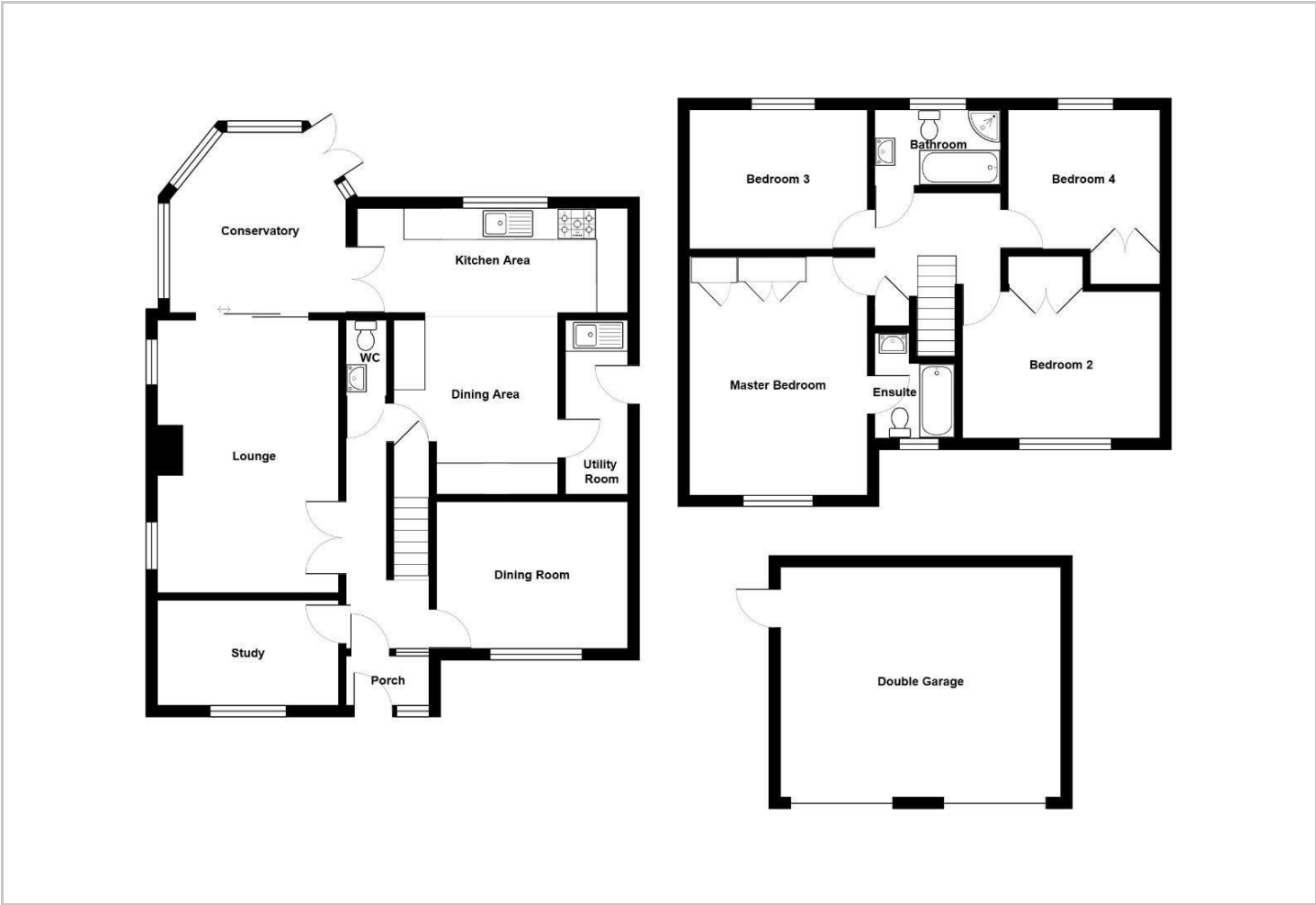
Hybrid Map



Terrain Map



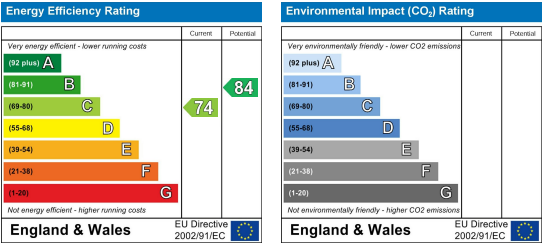
Floor Plan



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.