

Family Bathroom



Fully tiled and fitted with a white suite comprising; Panelled bath with glazed screen. Shower quadrant with thermostatically controlled shower over. Concealed low level wc and wash hand basin. Chrome heated towel rail, extractor fan and ceiling spotlights. UPVC double glazed window to the rear.

Double Garage

Accessed via 2 up and over doors. Light and power connected. Loft storage space. UPVC double glazed pedestrian door to the side.

Rear Garden



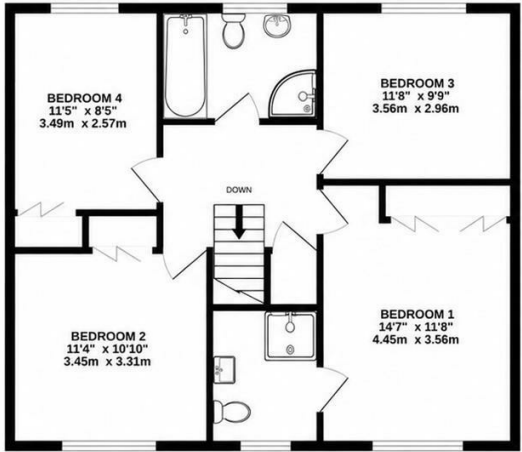
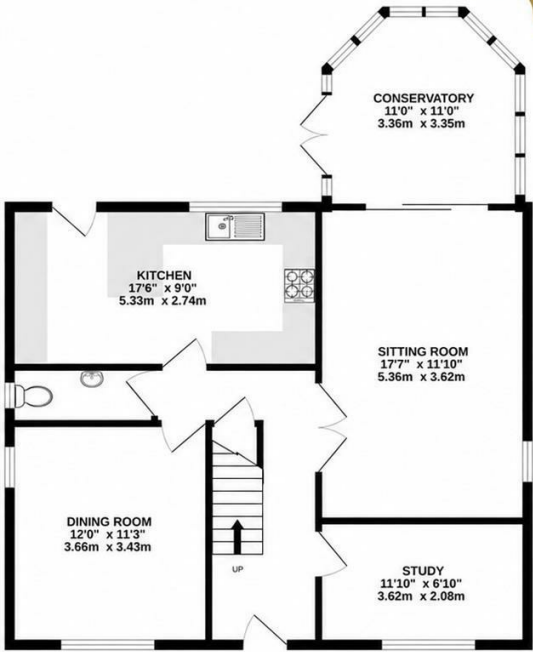
Enclosed by a combination of timber fence panels and a period stone wall, this well-established rear garden extends round to the side of the property, and consists of a patio area directly off the property which leads onto a level lawn with mature shrub borders, hedgerow and a great deal of colour. There is a further patio with a wooden pergola over. Side gated access.

Front Garden

Block paved driveway provides off road parking for numerous cars and leads to the garage. A small lawned area.



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TOTAL FLOOR AREA : 1543 sq.ft. (143.3 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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Tenure: Freehold

Floor area: 1622.24 sq ft

Tax Band: F

Local Authority: North Somerset

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Guide price £650,000

Located in this quiet Trendlewood cul de Sac, close to open parkland and within close proximity of the train station and excellent primary schools, we welcome to the market this generous sized, 4 DOUBLE BEDROOM, detached executive home. Offering well-balanced and smartly presented accommodation, consisting of 3 reception rooms, a Conservatory addition and lovely landscaped garden, this spacious property briefly comprises; Entrance Hall, Study, Lounge, Conservatory, Dining Room, Kitchen/Breakfast Room and Cloakroom. On the first floor there are 4 Bedrooms - main Bedroom with En Suite Shower Room and a Family Bathroom whilst externally, there is a block paved driveway providing ample off-street parking, a detached Double Garage along with a private, landscaped rear garden. EPC rating - D.

Entrance Hall



Entered via UPVC double glazed door. With stairs ascending to the first-floor accommodation with useful storage cupboard beneath. Radiator, ceiling coving and doors to all room.

Study

11'10" x 6'10" (3.61m" x 2.08m")



A versatile room which would also make an ideal Playroom or second Sitting Room. UPVC double glazed window to the front. Ceiling coving. Radiator.

Lounge

17'7" x 11'10" (5.36m" x 3.61m")



A lovely sized room with inset feature fireplace. UPVC double glazed window to the side and doors to the conservatory. Ceiling coving, dado rail, TV point and 2 radiators.

Conservatory

11'0" x 11'0" (3.35m" x 3.35m")



A great addition to the property. Of UPVC double glazed construction with UPVC double glazed door opening out to the garden.

Kitchen/Breakfast Room

17'6" x 9'0" (5.33m" x 2.74m")



Superbly fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset sink with drainer and mixer tap. Fitted double electric oven, gas hob and extractor hood over. Space and plumbing for an American style fridge freezer, washing machine and tumble dryer. Integrated dishwasher. Wine rack, ceiling coving and useful breakfast bar. Radiator. UPVC double glazed window and door to the rear garden.



Dining Room

12'0" x 11'3" (3.66m" x 3.43m")



UPVC double glazed windows to the side and front. Ceiling coving. Radiator.

Cloakroom

Fitted with a smart white suite comprising: Concealed low level wc and vanity unit with inset wash hand basin. Radiator. UPVC double glazed window to the side.

First Floor Landing

Access to the boarded loft via a pull down ladder, providing an extremely large storage space. Doors to all Bedrooms and Bathroom. Ceiling coving.

Main Bedroom

14'7" x 11'8" (4.45m" x 3.56m")



Range of built in wardrobes providing ample storage. Ceiling coving, radiator and UPVC double glazed window to front. Door to the En Suite Shower Room.

En Suite



Fitted with a modern white suite comprising: Shower enclosure with thermostatically controlled shower. Concealed low level wc and wall hung wash hand basin. Radiator. UPVC double glazed window to the front.

Bedroom 2

11'4" x 10'10" (3.45m" x 3.30m")



Range of built in wardrobes. Radiator, ceiling coving and UPVC double glazed window to the front.

Bedroom 3

11'8" x 9'9" (3.56m" x 2.97m")



UPVC double glazed window to the rear. Radiator. Ceiling coving.

Bedroom 4

11'5" x 8'5" (3.48m" x 2.57m")



Range of built in wardrobes. Radiator, ceiling coving and UPVC double glazed window to the rear.