



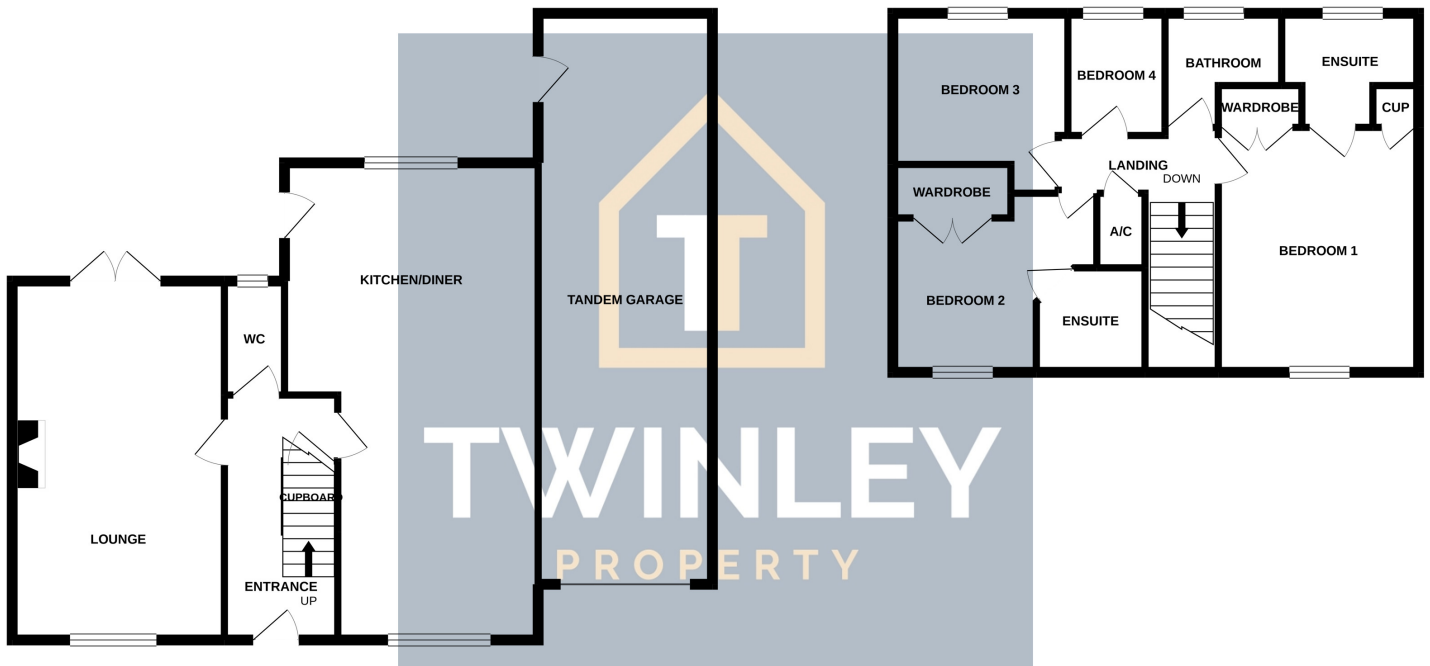
Twinley Property present this detached family home situated in a popular Hucclecote location offering amenities and commuter links whilst enjoying a beautifully upgraded open plan kitchen dining, four bedrooms, two ensuites & family bathroom; furthermore driveway parking and tandem garage.





GROUND FLOOR

1ST FLOOR



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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#### DRAFT DETAILS

Front - tarmacked driveway for several vehicles, laid to lawn with mature hedging and pathway to composite door giving access to:

Entrance - 16'2 x 6'2 understairs storage, power points, radiator, doors to:

Lounge - 19'6 x 11'5 feature gas fireplace, TV point, two radiators, Upvc glazed window to front aspect and double doors to rear.

Kitchen/Diner - 26'4 x 12'8 modern white high gloss comprising a range of base, wall and drawer mounted units with island breakfast bar to include sink and half drainer unit, cooker hood, with space for washing machine, dishwasher and six ring double oven, two radiators, Karndean flooring, Upvc glazed windows to front and rear aspect, frosted glazed door to rear access.

WC - 6'6 x 3'1 white suite comprising wash hand basin, closed coupled WC, part tiled walls, radiator, Upvc frosted glazed window with rear aspect.

From the entrance hall stairs lead to the first floor.

Landing - 10'2 x 3'0 airing cupboard, loft access, power point, doors to:

Bedroom One - 11'7 x 9'8 built in wardrobes, radiator, Upvc glazed window with front aspect.

Ensuite - 7'6 x 6'1 double shower enclosure with Mira electric shower, vanity sink and WC unit, heated towel rail, Upvc frosted glazed window with rear aspect.

Bedroom Two - 11'7 max x 8'6 built in wardrobe, radiator, Upvc glazed window with front aspect.

Ensuite - 7'6 x 6'1 double enclosure with Mira electric shower, vanity wash hand basin, WC, heated towel rail, extractor fan.

Bedroom Three - 10'9 x 8'3 built in wardrobe, radiator, Upvc glazed window with rear aspect.

Bedroom Four - 7'8 x 7'0 built in cupboards, radiator, Upvc glazed window with rear aspect.

Bathroom - 7'8 x 5'8 panelled bath with Mira electric shower over, vanity sink and WC system, heated towel rail, part tiled, Upvc frosted glazed window with rear aspect.

Rear - enclosed by fencing, laid to lawn with flagged patio areas, decked seating area and gated access to the front.

Garage - 31'6 x 8'5 lighting and power, boarded loft, personal door to rear garden, up and over door to front.

EPC available upon request.



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