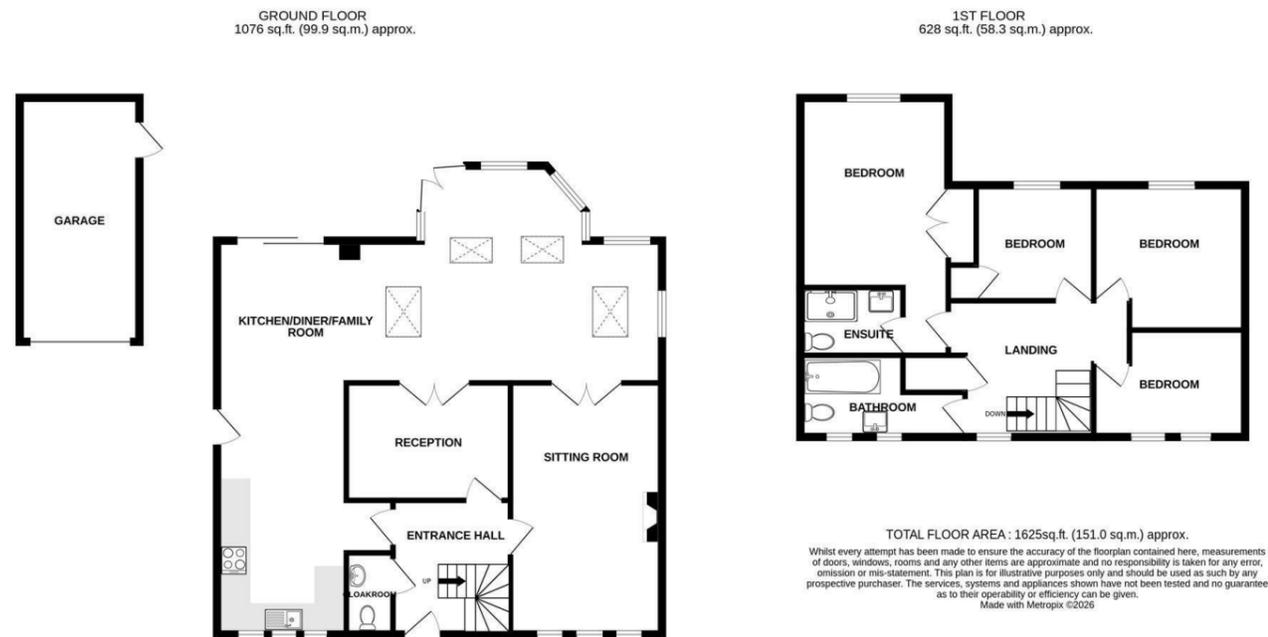


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

17 The Grove, Hallatrow, Bristol, BS39 6ES



£495,000

A very well presented light and bright four bedroom detached home located within a pretty village and is offered with no onwards sales chain.

- Tucked away detached family home
- Very well presented
- Spacious light, bright open plan space
- Two separate reception rooms
- Garage and further off street parking
- High quality bathroom and ensuite
- Enclosed rear garden
- Bath 10 miles. Bristol 12 miles. Wells 9.9 miles
- No onwards sales chain

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17 The Grove, Hallatrow, Bristol, BS39 6ES

A beautifully presented four bedroom detached home, situated in a small, peaceful development with in a delightful village location.

Approaching the property, there is a charming front garden leading to a covered porch, which opens into a welcoming hallway from which the accommodation flows.

The generous ground floor accommodation comprises two well proportioned reception rooms, both featuring double doors that open into the impressive kitchen-diner/family room. This bright and airy space is sure to impress, highlighted by a high quality kitchen with a range of built-in appliances. The ground floor is completed by a convenient cloakroom.

On the first floor, there are four bedrooms, two of which benefit from built in storage. The master bedroom features a beautifully presented en-suite, complemented by a stylish family bathroom serving the remaining bedrooms.

Externally, the property offers a pretty front garden and a single garage with parking in front, along with an additional allocated parking space to the front. The rear garden is fully enclosed, featuring a lawn, flower borders, and a patio area, perfect for outdoor entertaining.

This exceptional home is offered with no onward sales chain, making it an ideal opportunity for a seamless purchase.

ENTRANCE HALL

Externally, the property features a covered porch that provides a welcoming entrance and shelter from the elements. This leads to a wooden glazed front door, opening into a bright and inviting hallway. The hallway is finished with elegant marble effect tiled flooring and enhanced by ceiling spotlights, creating a modern and refined first impression. A staircase rises from the hallway to the first floor, completing this well presented entrance space.

CLOAKROOM 1.76 x 0.86 (5'9" x 2'9")

Finished in a modern, contemporary style, the space features a wall hung vanity basin complete with a sleek mixer tap and coordinating splashback. A low level WC is complemented by a practical shelf positioned behind, providing additional storage and display space. The electric consumer unit is neatly housed within the room, and the design is completed with matching marble effect flooring for a cohesive and stylish finish.

SITTING ROOM 5.44 x 3.29 (17'10" x 10'9")

The room is enhanced by three characterful double glazed windows to the front aspect, allowing for an abundance of natural light. A gas fireplace forms an attractive focal point, set within a marble hearth and back, complemented by a wooden surround and mantle. Wood effect laminate flooring runs throughout, while a coved ceiling adds a touch of traditional detail. Double doors with glazed panels open seamlessly into the wrap around kitchen diner/family room, creating an excellent flow for modern living and entertaining. A radiator completes the space.

RECEPTION 2.356 x 2.55 (11'8" x 8'4")

Double doors with glazed panels lead seamlessly into the wrap around kitchen diner/family room, enhancing the sense of space and flow throughout the ground floor. The room is finished with a coved ceiling, adding a subtle decorative touch, and a radiator provides warmth and comfort.

KITCHEN DINER FAMILY ROOM

KITCHEN DINER AREA 8.52 x 2.79 (27'11" x 9'1")

A high quality finish awaits in this impressive German kitchen, which is fitted with a comprehensive range of grey wall units with underlighting and coordinating base units. The cabinetry offers a variety of practical storage solutions, including cupboards, deep drawers and integrated recycling bins, all complemented by white quartz worktops and matching upstands. A cupboard discreetly houses the boiler.

A stainless steel inset sink with mixer tap is perfectly positioned within the workspace, and a range of built in appliances includes a washing machine, dishwasher, induction hob with contemporary cooker hood over, double oven and a fridge freezer. Ceiling spotlights provide ample illumination, while a radiator ensures comfort. The space is finished with marble effect tiled flooring and a side access door adds further convenience.

To the rear, the light and bright dining area benefits from double-glazed patio doors leading out to the garden. The flooring flows seamlessly from the kitchen, and the space remains open to the family area, creating an ideal layout for modern family living and entertaining.

FAMILY AREA 7.14 x 4.60 narrows to 2.76 (23'5" x 15'1" narrows to 9'0")

This is a wonderfully light and bright space, enhanced by matching flooring that runs throughout. Natural light floods in through double glazed windows and four roof lights, creating an airy and inviting atmosphere. Double glazed French doors provide direct access to the garden, while a radiator ensures comfort. The room is thoughtfully equipped with a high level wall mounted television point, wall lighting, and ceiling spotlights. Two sets of double glazed doors provide convenient access to the adjoining reception rooms, maintaining a seamless flow throughout the home.

LANDING

A double glazed window fills the space with natural light, complementing the open and airy galleried landing. Ceiling spotlights provide additional illumination, while a radiator ensures warmth. A convenient cupboard houses the hot water tank, offering practical storage without compromising the clean, modern finish.

MAIN BEDROOM 4.11 x 3.19 (13'5" x 10'5")

The room features a double glazed dormer, allowing natural light to fill the space. Ceiling spotlights and a coved ceiling add a touch of elegance, while a radiator provides comfort. A built in wardrobe offers practical storage, and laminate flooring completes the stylish and functional finish.

ENSUITE 2.21 x 1.47 (7'3" x 4'9")

This bathroom offers a lovely touch of luxury, featuring a shower with a glass sliding door, complete with a rainfall showerhead and a personal hand shower for added convenience. The walls are partially tiled, with tiled flooring, while one wall is adorned with elegant grey half height tongue and groove panelling. A wall hung vanity sink with a mixer tap and an enclosed coupled toilet with a shelf above combine style and functionality. Additional features include a shaver point, ceiling spotlights, a radiator and an extractor fan, creating a modern and refined space.

BEDROOM 3.05 x 3.29 (10'0" x 10'9")

This room benefits from a rear aspect double glazed window, allowing natural light to brighten the space. It is fitted with a television point and ceiling spotlights for modern convenience, while laminate flooring and a radiator complete the practical and stylish finish.

BEDROOM 2.54 x 2.55 (8'3" x 8'4")

The room features a rear aspect double glazed window, filling the space with natural light. It includes a radiator and a television point for comfort and entertainment, while a built-in cupboard provides practical storage. Ceiling spotlights and laminate flooring complete the modern, functional finish.

BEDROOM 3.29 x 2.30 (10'9" x 7'6")

The room is brightened by two front aspect double glazed windows, allowing plenty of natural light to enter. It includes a television point and a radiator for comfort, with laminate flooring completing the clean, contemporary finish.

BATHROOM 2.35 x 1.77 (7'8" x 5'9")

This beautifully presented modern bathroom features a tiled front bath with both a rainfall shower and a personal hand shower, combining style and functionality. An enclosed coupled toilet is complemented by a shelf and a mirror above, while a wall hung vanity sink with a mixer tap adds a contemporary touch. The space is illuminated by ceiling spotlights and benefits from two double glazed frosted windows for privacy. Tiled flooring completes the elegant and practical finish.

GARAGE 5.27 x 2.58 (17'3" x 8'5")

The property includes a garage with an up and over door and a personal side access door for convenience. A parking space is available directly in front of the garage, with an additional allocated parking space nearby, providing ample off street parking.

FRONT GARDEN

The front garden is enclosed by a low level white painted wall, offering a neat and welcoming boundary. A pathway leads to the porch and front door, while a lawn area is complemented by well maintained flowerbeds. Side gated access provides a convenient route through to the rear garden.

REAR GARDEN

The rear garden is fully enclosed by fencing to the sides and rear, offering privacy and security. It features a lawn with flower borders, a stone chipped area, and a patio, ideal for alfresco dining and outdoor entertaining. There is convenient access to the garage via a personal door, as well as side access to the front of the property through a wooden gate.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority, Bath and North East Somerset Services. All mains services connected
Mobile phone, EE O1 Three Vodafone. All good outdoor signal. Source Ofcom
Broadband, Ultrafast 1000 mps Source Ofcom
Property is located within a coal mining reporting area

