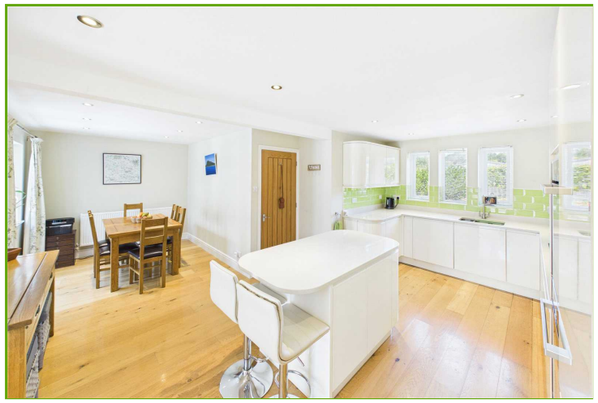
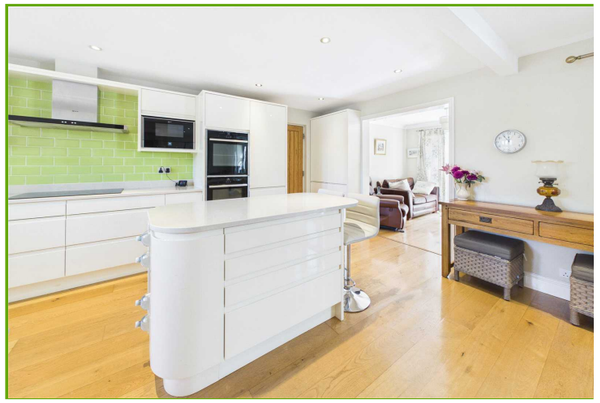




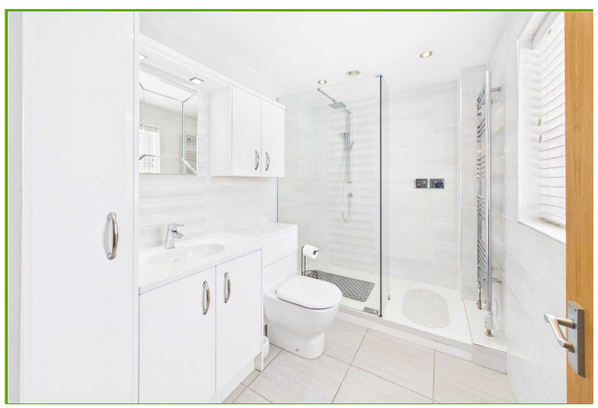












25 The Grove, Hallatrow, Bristol,
Somerset, BS39 6ES

Asking Price: £575,000

Tenure: Freehold

YOUR MOVE
Bailey & Bryant

your-move.co.uk

The Property Ombudsman

25 The Grove, Hallatrow, Bristol, Somerset, BS39 6ES

Asking Price: £575,000 Tenure: Freehold

Council Tax Band: F
EPC Rating: C
Local Authority: Bath & North East Somerset Council

Other important information which you will need to know about this property can be found at your-move.co.uk

*FANTASTIC DETACHED VILLAGE HOME
*FIVE BEDROOMS, EN-SUITE SHOWER
*STUNNING KITCHEN/DINING ROOM
*SITTING ROOM & GARDEN ROOM
*DELIGHFUL FULLY ENCLOSED GARDENS
*DRIVE AND GARAGE
*VIEWING HIGHLY RECOMMENDED

Description
Situated in a small cul de sac in the well regarded village of Hallatrow is this delightful detached family home. The property was built approximately twenty five years ago and has since been improved upon by the current owners with tastefully presented accommodation arranged over two floors and comprising on the ground floor a welcoming entrance hall with oak flooring, a cloakroom/WC, dual aspect sitting room, a conservatory, a truly stunning kitchen/dining room with a whole host of quality integrated appliances and a lovely garden room with French doors to the rear garden. On the first floor there is a light and airy landing, five good size bedrooms, an en-suite shower room to the main bedroom and a further family bathroom. Other features include a gas central heating system, PVCu double glazing and Truespeed fibre broadband connection. Outside there is an enclosed front garden and a surprisingly private rear garden that extends around the side. In addition to the above the property also benefits from having a gated drive leading to an integrated single garage that also incorporates a utility area. This really is a superb home that is sure to impress all who view. Highly recommended.

Entrance Porch
Double glazed composite door to entrance porch, PVCu double glazed windows to both sides, tiled floor, double glazed door to entrance hall.

Entrance Hall
Oak flooring, return stairs to first floor landing, telephone point, under stairs cupboard, coved ceiling, double radiator.

Cloakroom/WC
White low level WC, wash hand basin with vanity unit below, towel rail radiator, fully tiled walls and floor, extractor fan.

Sitting Room
Three PVCu double glazed windows to front, double radiator, electric fire, television point, coved ceiling, two double glazed windows to rear, double glazed French doors to rear.

Conservatory/Sunroom
PVCu double glazing to rear and side, PVCu double glazed French doors to rear, tiled floor, two double radiators, glass ceiling.

Kitchen/Dining Room
Three PVCu double glazed windows to front, matching base and wall units, quartz work surfaces, two electric ovens, warming drawer, integrated microwave, one and a half bowl sink unit, electric hob with stainless steel extractor hood above, integrated dishwasher, tiled splashbacks, central island unit with breakfast bar, oak flooring, double radiator, two double glazed windows to rear, double glazed French doors to rear, integrated fridge freezer, door to garage/utility room.

Garden Room
Two PVCu double glazed windows to rear, PVCu double glazed French doors to rear, coved ceiling, double radiator, oak flooring, television point.

Landing
Airing cupboard with linen shelves, PVCu double glazed windows to front, drop down ladder to a part boarded loft housing a hot water tank, coved ceiling, single radiator.

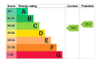
Bedroom One
PVCu double glazed window to rear, double radiator, fitted wardrobes, coved ceiling, television point.

En Suite Shower Room
PVCu double glazed window to rear, walk in shower with turn head shower,underfloor heating, low level WC, wash hand basin with vanity unit below, fully tiled walls and floor, towel rail radiator, fan heater, extractor fan.

Bedroom Two
Two PVCu double glazed windows to front, single radiator, fitted wardrobes, coved ceiling.

Bedroom Three
PVCu double glazed window to rear, double radiator, coved ceiling, television point.

Bedroom Four
Two PVCu double glazed window to front, single radiator, coved ceiling, television point.



For full EPC please contact the branch.

Bedroom Five
PVCu double glazed window to rear, single radiator, coved ceiling, television point.

Bathroom
Two PVCu double glazed windows to front, white low level suite comprising panelled bath with shower above, pedestal wash hand basin, low level WC, tiled splashbacks, double radiator, extractor fan, shaver socket.

Front, Side And Rear Gardens
Fully enclosed by boundary wall, hedgerow and fencing, mainly laid to lawn, timber decked patio area, vegetable patch, flower and shrubbery beds, outside lighting, outside tap.

Gated Drive
Gated drive providing off street parking for two cars and leading to the garage.

Garage/Utility Room
Electric roller door, power and lighting, PVCu double glazed window to front, base and wall units, rolled edge work surfaces, stainless steel single drainer sink unit, tiled splashbacks, plumbed for washing machine, Vaillant gas boiler supplying central heating and hot water.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.