

The floor plan shows a two-level apartment. The Ground Floor includes a Living Room (3.61 x 4.75 m), Study (3.25 x 2.67 m), Dining Room (3.89 x 3.58 m), Kitchen (4.06 x 3.57 m), Utility Room (5.4 x 5.11 m), and a large Garage (14.5 x 5.01 m). The Floor 1 level includes three Bedrooms (2.70 x 2.75 m, 2.67 x 2.56 m, and 3.32 x 2.74 m), a Landing (4.7 x 1.51 m), two Bathrooms (2.08 x 1.99 m and 1.80 x 2.84 m), and an En Suite (5.9 x 6.6 m). A WC is located on the Ground Floor. A compass rose indicates North is towards the top right.

Room	Dimensions (m)	Dimensions (ft)
Living Room	3.61 x 4.75	11'9" x 15'7"
Study	3.25 x 2.67	10'7" x 8'9"
Dining Room	3.89 x 3.58	12'9" x 11'9"
Kitchen	4.06 x 3.57	13'3" x 11'8"
Utility Room	5.4 x 5.11	17'9" x 16'9"
Garage	14.5 x 5.01	47'7" x 16'5"
Bedroom (Floor 1)	2.70 x 2.75	8'10" x 9'0"
Bedroom (Floor 1)	2.67 x 2.56	8'9" x 8'4"
Bedroom (Floor 1)	3.32 x 2.74	10'10" x 8'11"
Landing	4.7 x 1.51	15'5" x 4'11"
Bathroom	2.08 x 1.99	6'10" x 6'6"
Bathroom	1.80 x 2.84	5'11" x 9'3"
En Suite	5.9 x 6.6	19'4" x 21'8"
WC	2.10 x 5.6	6'9" x 18'4"

Approximate total area:
 1668 ft² / 154.9 m²
 8 ft² / 0.8 m²
 Reduced bedroom

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
 GIRAFEE 360



- Living room
- Separate dining room
- Study
- Kitchen and utility room
- Downstairs cloakroom
- Four bedrooms with en suite to master and main bedroom
- Double garage and parking
- Pleasant, enclosed rear garden
- No onward chain!

PROPERTY TYPE House - Detached
BEDROOMS 4
RECEPTION ROOMS 3
BATHROOMS 2
EPC RATING C
COUNCIL TAX BAND F



Well proportioned four bedroom detached family home on coveted modern development.

Entrance hallway, living room, separate dining room, study, kitchen and utility room, plus downstairs cloakroom.

At the first floor are four bedrooms (with two en suite) and a family bathroom.

Externally, is off street parking, double garage and a pleasant, enclosed rear garden with patio, lawn and feature circular seating area.

the location

Set on one of Hanham's most desirable roads, this home sits close to Gover Road playing fields, a whole host of local amenities including schools and shops at nearby Hanham high street. The more comprehensive facilities of Longwell Green including gym, swimming pool, cinema complex and national retailers are but a short drive away. There is easy access to the Avon ring road, and the Bristol to Bath cycle path. Bristol 3.9 miles Bath 8.7 miles

just a thought...

Although requiring some modernisation, this is one of the larger style homes on the development, set in a lovely position and would provide the basis for a comfortable family home.

*Offered for sale with
no onward chain!*