

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



- Kitchen/Diner** 28'7" x 11'0" (8.72m x 3.36m)
- Bedroom** 12'3" x 9'8" (3.74m x 2.95m)
- Bedroom** 9'7" x 6'11" (2.93m x 2.13m)
- Shower Room** 6'9" x 5'8" (2.07m x 1.73m)
- Living Room** 28'8" x 11'0" (8.75m x 3.36m)
- Balcony** 14'1" x 4'1" (4.31m x 1.27m)
- Bedroom** 14'0" x 9'8" (4.28m x 2.97m)
- Bathroom** 9'7" x 6'11" (2.94m x 2.12m)
- Bedroom** 9'7" x 3'9" (2.94m x 1.16m)



- Beautifully presented Barratt 'Eco' home situated within the sought-after Hanham Hall development
- Four bedrooms
- Impressive first floor living room with vaulted ceiling
- Spacious open-plan kitchen/dining area
- High-quality refitted 'Schmidt' kitchen with fully integrated appliances
- Modern family Shower room and bathroom
- Balcony enjoys attractive views
- Beautifully enclosed rear garden with two seating areas
- Air conditioning and Solar panels helping to reduce electricity costs

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING

COUNCIL TAX BAND D



Beautifully presented and well proportioned Barratt 'Eco' home.

Open plan kitchen/dining space with fully refitted 'Schmidt' kitchen, with fully integrated appliances, two downstairs bedrooms and a bathroom.

At the first floor is a large reception/living room, with beautifully vaulted ceiling, light filled with full length window and door leading onto balcony overlooking allotments.

There is a master suite with build in wardrobes and en suite bathroom, plus another additional bedroom.

The rear garden is beautifully enclosed with two seating areas, a range of mature shrubs, plus a lawn area.

There are two allocated parking spaces.

'Eco Village' lifestyle with superb surroundings, and all the conveniences of modern day living - a great alternative to older developments!

The main Eco features of the Hanham Hall properties is they are incredibly well insulated SIP walls (including soundproofing on party walls) and floors, with a mechanical ventilation & heat recovery unit (MHRU) so you don't lose any heat unless you open a window. Solar panels on the roof cut down electricity bills. The rainwater harvesting (RWH) system from the roofs uses 'grey water' for your washing machine to help reduce your water bill. A SUDS system is designed to collect surface water from roads and pathways and channel it through swales into the wildlife pond by the playgrounds. The property also benefits from air conditioning on the ground and first floor.



## the location

Set on the edge of the cycle path, there is a range of good local amenities at nearby Hanham high street and the retail park at Longwell Green. With lovely walks over the Hanham hills and nearby Conham river park, Gover Road playing fields are also on the doorstep, Hanham Common is 1/2 mile away. This property also has lovely views from its balcony at the front across the allotments and Hanham hill to the rear. Bristol 3.9 miles Bath 8.6 miles

## what the owners will miss

"We have loved living in this quiet close 13 years, overlooking the development allotments. Our home is economical to run and we love the amount of light that comes in through the windows. We have created a garden that we feel is low maintenance and an environmental haven. Along with the outside social spaces we have had many good times. The things we will miss the most are our incredible kitchen and air conditioning!"

## Eco Friendly...

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