



9 Oyster Close | PO11 9FP | £380,000

GEOFF **FOOT**  
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Internal viewing is highly recommended for this modern 3 Bedroom semi-detached House built in 2016 as part of the Bellway Home development. The hallway leads to the Kitchen, Cloakroom and spacious Lounge which overlooks the enclosed rear Garden. Upstairs there are 3 Bedrooms, master en-suite and Family Bathroom. The property benefits from double glazing and gas central heating system. The rear of the Garage has been professionally converted into a second reception room/gym with the front being used as a garden store, which can be converted back into an attached Garage if required. The front garden area is landscaped and there is a drive offering ample parking. The location is convenient to local schools, shops, Tournerbury golf course and amenities Well presented throughout.

- **Modern semi-detached House in Gable head.**
- **3 Bedrooms, one with en-suite. Gas heating. Double glazing.**
- **Downstairs Cloakroom and Family Bathroom to first floor.**
- **Spacious Lounge overlooking enclosed rear Garden.**
- **Fitted Kitchen. Driveway to store (front of garage). Enclosed rear Garden.**
- **Attached Garage, partly converted into gym/games room/2nd reception.**
- **Very nicely presented. Deceptively spacious.**
- **Views from rear elevation across fields to Tournerbury woods.**
- **Bellway homes development Built circa 2016.**
- **Convenient local shops, schools, and amenities.**

The accommodation comprises:

**UPVC double glazed door to –**

**Hallway –**

Radiator with fitted cover. Digital wall thermostat. Staircase rising to first floor. Panel glazed door to

**Cloakroom –**

Close coupled WC and corner wash hand basin with cupboard below. Radiator. Obscure double glazed small window to front aspect.

**Lounge – 15' 6" x 14' 7" max (4.72m x 4.44m)**

Double glazed French doors and matching side lights to rear Garden. TV aerial point. Two radiators. Built in under stairs cupboard with Consumer Unit, electric meter and double power point.

**Kitchen – 14' 10" x 8' 8" (4.52m x 2.64m)**

'Blanco' one and half bowl single drainer sink unit with mixer tap set in work surface, cupboards and drawers below. Space and plumbing for automatic washing machine. Inset brushed stainless steel 'Zanussi' 4-ring gas hob, overhead extractor hood. 'Eye level' Zanussi oven with further cupboards, tall end larder cupboard. Space for 'American style' fridge freezer. Radiator. Space for table and chairs. Double glazed window to front aspect with wooden venetian blinds. Glass shelving. Down lighting. Cupboard housing 'Logic combi' gas boiler.

**Study/gym room – 13' 0" x 9' 8" (3.96m x 2.94m)**

Currently used as a home gym with light and power points. Wooden flooring. Double glazed French doors to patio and Rear Garden.

**Stairs to Landing. –**

Radiator with fitted cover. Built in linen cupboard with shelf.

**Bedroom 1 – 13' 10" x 8' 9" (4.21m x 2.66m)**

Radiator. Double glazed window with wooden venetian blinds to rear elevation offering views over fields to Tournerbury woods. Door to En-Suite: Pedestal wash hand basin and close coupled WC. Wall tiling to half height. Shaver point. Tiled shower cubicle with wall mounted 'Mira Vie' electric shower. Down lights. Radiator. Wall mirror.

**Bedroom 2 – 10' 3" x 8' 10" (3.12m x 2.69m)**

Double glazed window to front elevation with wooden venetian blinds. Radiator.

**Bedroom 3 – 10' 1" x 4' 7" to wardrobes (3.07m x 1.40m)**

Range of white glass sliding door fronted wardrobes to one wall. Radiator. Double glazed window to rear aspect with wooden venetian blinds.

**Family Bathroom –**

White suite comprising panelled bath with mixer tap/ handheld shower. Pedestal wash hand basin and close coupled WC. Attractive tiled splash backs. Obscure double glazed window to front elevation with white wooden venetian blinds. Shaver point and radiator.

**Outside FRONT –**

Exterior wall light. Outside gas and water meters boxes. Landscaped frontage with ground cover plants and slate chippings. Attached Garage store: 10'0" x 5'10" with up and over door to the front, power and light. driveway. Paved side path with pedestrian gate to

**Rear Garden –**

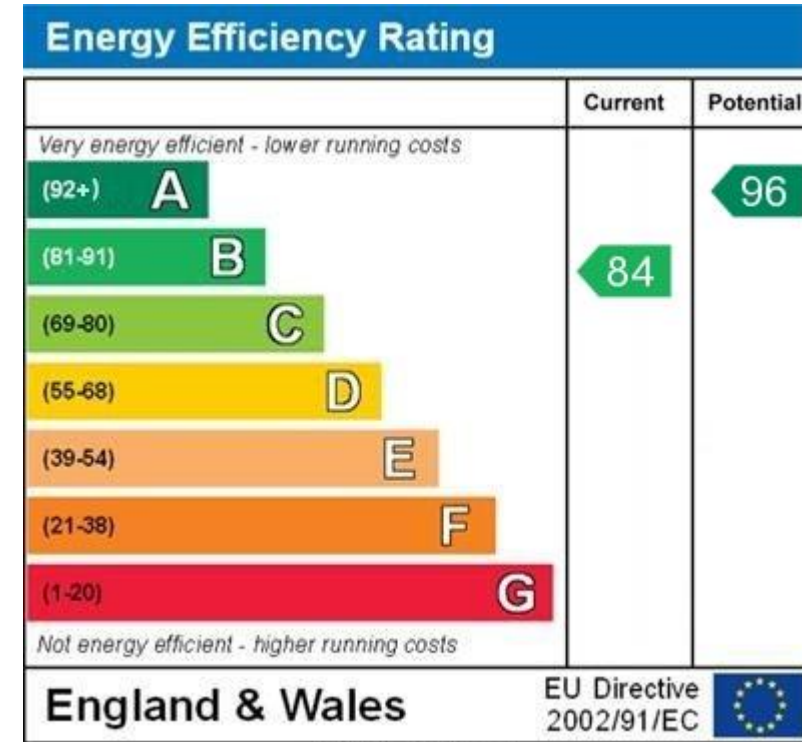
Paved patio area, laid to lawn with shrubs to borders. Fence enclosed. External power point. Exterior light.

**NB. –** There is £22.38 monthly service charge which contributes towards the roads and kept gardens of the estate. There is a remainder of a 10-year NHBC certificate from 2016.



**IMPORTANT INFORMATION**

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



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