



8 Andruss Drive, Dundry, Bristol, BS41 8LJ

# 8 Andruss Drive, Dundry, Bristol, BS41 8LJ

## Guide Price £440,000

- Single Storey Residence in a Village
- Location
- Modern Kitchen with Utility/Boot
- Room
- Dining Room with Patio Doors
- Sitting Room with Feature Fireplace
- Modern Bathroom
- Large Patio Area
- Double Garage
- Driveway with Ample Parking
- Chew Valley School
- Catchment



### LARGE CORNER PLOT!!

Single storey living with flexible living space in a cul-de-sac location in the centre of the village of Dundry.

A welcoming reception hall leads to the sitting room with dual aspect windows providing plenty of light and overlooking the front garden. To the rear of the home is a modern kitchen with double doors to the dining room which in turn has French doors giving access to the side garden. There is a very useful utility/boot room with a cloakroom that leads from the kitchen to an enclosed patio area.

The bedrooms are located together, two doubles and a single and a modern bathroom.

The property has plenty of storage and benefits from a detached double garage with electric up and over doors.

Outside there are well maintained gardens and a driveway with parking for numerous vehicles.

**Dundry** is a North Somerset village situated on Dundry Hill, between Bristol and the Chew Valley Lake. It has extensive views overlooking the City of Bristol to the north and the Chew Valley to the south. The village has a great community with a Church, a Village Hall which can be hired for events, a popular pub and a well regarded Church of England Primary School.

The Chew Valley is renowned for its beauty and the lakes are noted for their fishing, birdlife and sailing. Country lovers can enjoy stunning walks all around the Chew Valley and on the Mendips close by.

The village is perfectly placed for commuting to both Bristol and Bath, railway stations at Bristol Temple Meads and Bath Spa provide frequent links to London with connections to the national train network. Access to both the M4 and M5 are within a reasonable distance.

Bristol International Airport has flights to Europe and connecting flights to the rest of the world.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### ROOM DIMENSIONS

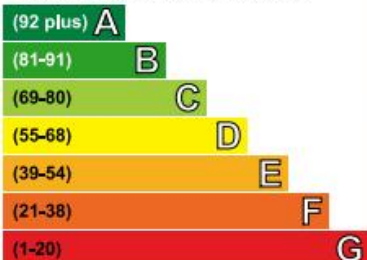
SITTING ROOM 17'9" x 14'5"  
 DINING ROOM 13'2" x 9'8"  
 KITCHEN 12'8" x 8'9"  
 UTILITY ROOM 9'2" x 6'3"  
 CLOAKROOM 5'6" x 2'7"  
 HALLWAY 22'5" x 10'3"  
 PORCH 6'9" x 4'1"

BEDROOM 13'4" x 11'3"  
 BEDROOM 10'3" x 11'9"  
 BEDROOM 9'9" x 9'9"  
 BATHROOM 8'9" x 6'5"

DOUBLE GARAGE 18'2" x 19'8"

### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
68	81



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