



22, Harolds Way, Hanham, Bristol, South  
Gloucestershire, BS15 8HW

£495,000



Simply stunning! We are delighted to offer to the market this extended detached property which offers well-presented accommodation situated in a desirable cul de sac location with views over Magpie Bottom nature reserve. Offering light and bright accommodation throughout, the property comprises of an entrance hallway with a cloakroom, a dual aspect lounge with views to the rear and a generous kitchen/breakfast room, a separate dining room and a spacious utility room, there is also internal access to a single garage. To the first floor you will find four bedrooms, the principal bedroom with a cloakroom, and a stunning family bathroom. Externally, the property benefits from a generous frontage with driveway parking for two vehicles. To the rear of the property is a well maintained west facing garden which is fully enclosed and arranged over two levels with lawn and decked entertaining area and a useful garden room /playroom/study. A perfect opportunity for those looking for a distinctive home in Hanham. Well placed for Beacon Rise Primary School local



### Entrance

The entrance to the property is through a composite door with glazed panel to the hallway.

### Entrance Hallway

Half turn staircase to the first floor, Upvc double glazed window at half landing, inset spotlights, radiator, obscure glazed doors to the lounge, dining room and kitchen, door into the cloakroom, under stair storage cupboard.

### Lounge

16' 2" x 10' 2" (4.92m x 3.09m)

Upvc double glazed window to the front, sliding double glazed patio doors to the rear, wall lights, inset spotlights, feature fireplace, coving, double radiator, TV point.

### Dining Room

11' 1" into bay x 9' 4" (3.39m x 2.84m)

Upvc double glazed bay window to the front, double radiator, coving, telephone point.

### Cloakroom

0' 0" x 0' 0" (0m x 0m)



Upvc double glazed obscure window to the rear, low level WC, vanity wash hand basin with mixer tap, coving, radiator.

### Kitchen

13' 10" x 7' 10" (4.21m x 2.38m)

Two Upvc double glazed window to the rear, Upvc double glazed window to the rear, range of wall and base units with square edge work surfaces, stainless steel 1.5 sink unit with mixer tap, stainless steel double oven, gas hob, cooker hood over, integrated fridge, integrated dishwasher, inset spotlights, double radiator, tiled floor, breakfast bar, door into the Utility room and door to the balcony which leads to the rear garden.

### Utility Room

10' 4" x 9' 10" max (3.15m x 2.99m)

Irregular shape, range of wall and base units rolled edge work surfaces, stainless steel sink unit, space for a washing machine, space for fridge/freezer, radiator, door into the garage.

### First Floor Landing

Loft access with ladder to an insulated and boarded loft space with light.







### Bedroom One

12' 6" x 9' 11" max (3.82m x 3.02m)

Upvc double glazed window to the front, range of fitted bedroom furniture including wardrobes, bedside cabinets, overhead storage, chests of drawers, double radiator, door into cloakroom.

### Cloakroom

4' 10" x 2' 9" (1.48m x 0.85m)

Upvc obscure double glazed window to the rear, low level WC, wall mounted wash hand basin.

### Bedroom Two

10' 5" x 7' 6" (3.17m x 2.29m)

Upvc double glazed window with views of the conservation area, fitted wardrobe with sliding doors, double radiator, laminate flooring, coving.

### Bedroom Three

10' 7" x 5' 5" (3.22m x 1.66m)

Upvc double glazed window to the front, radiator, coving.

### Bedroom Four

7' 1" x 5' 9" (2.16m x 1.76m)

Upvc double glazed window with views to the conservation area, radiator, coving.



### Family Bathroom

7' 5" x 7' 5" (2.27m x 2.25m)

Upvc obscure double glazed window to the rear, refitted bathroom suite comprising of a double ended bath, low level WC, corner shower cubicle with mains shower and glass screen, wall mounted wash hand basin, half tiled walls, heated towel rail, inset spotlights.

### Gargae

16' 7" x 7' 9" (5.06m x 2.36m)

Roller door, wall mounted 'Vaillant' gas boiler, power and light supply.

## Front Garden

The front garden has been laid to shingle with a double driveway leading to a single garage. There is gated access to the rear of the property and a pathway leading to the front door and a water tap.

## Rear Garden

The rear garden is enclosed, west facing, private and backs directly onto Magpie Bottom Nature Reserve. The garden is accessed via a balcony with steps leading to the garden, there is a shingle area to the side with gated access to the front of the property. The garden is mainly laid to lawn with a decked entertaining area with mature shrub and plant borders. There is an outside tap, lighting and access to the garden room which is currently used as a workshop but could be used as a playroom.

## Garden Room/Workshop/Playroom

13' 8" x 9' 11" (4.17m x 3.01m)

Upvc double glazed door to the garden, power and light supply, radiator.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.