



8, Samuel White Road, Hanham, Bristol,
South Gloucestershire, BS15 3LZ

£415,000

OFFERED FOR SALE WITH NO ONWARD CHAIN. A fantastic opportunity to acquire this well-proportioned, bay-fronted three-bedroom family home -set within a highly sought-after location. The generous ground-floor layout includes a welcoming entrance hallway, two spacious reception rooms, a well-appointed kitchen with integrated appliances, a rear lobby and a cloakroom. Upstairs, the first floor offers three excellent-sized bedrooms, and a modern white shower room. Outside, the property benefits from a generous garden to the front with gated access to the rear garden. The enclosed, west-facing rear garden is easily maintained having been laid to patio with a summerhouse, perfect for relaxing or entertaining and access to a single garage. Further benefits include gas central heating and Upvc double glazing. This delightful home is ideally positioned close to Hanham High Streets, with an array of independent shops, cafes and pubs as well as a selection of well-regarded schools. Early viewing is strongly recommended to fully appreciate everything this property has to offer.

Entrance

The entrance to the property is through a Upvc double glazed door with matching side panels leading into a storm porch with double glazed sliding patio doors into the entrance hallway.

Entrance Hallway

Staircase to the first floor, under stair storage cupboard, Upvc double glazed porthole window to the side, radiator, part glazed doors to the lounge and dining room, opening into the kitchen.

Lounge

14' 6" x 11' 9" (4.42m x 3.58m)
Upvc double glazed bay window to the front, radiator, free standing electric fire.

Dining Room

12' 6" x 10' 4" (3.81m x 3.15m)
Upvc double glazed Bi-fold doors to the rear garden, radiator, laminate wood flooring, serving hatch to the kitchen.

Kitchen/Breakfast Room

14' 8" x 8' 4" (4.47m x 2.54m)
Upvc double glazed windows to either side, range of modern wall and base units with square edge work tops and upstands, inset stainless steel, sink unit with

mixer tap, ceramic hob with stainless steel cooker hood, integrated stainless steel oven , integrated washing machine integrated fridge, laminate wood flooring, radiator and glazed door to the rear lobby .

Rear Lobby

Upvc double glazed door and window to the rear, wall mounted 'Worcester' gas boiler, door to the cloakroom.

Cloakroom

Low level WC and corner wash hand basin.

First Floor Landing

Upvc double glazed window to the side, radiator, loft hatch to loft space and doors into bedrooms and shower room.

Bedroom One

14' 11" x 10' 9" (4.54m x 3.27m)
Upvc double glazed bay window to the front, radiator, range of fitted bedroom furniture to include wardrobes and dressing table, laminate flooring.

Bedroom Two

12' 6" x 10' 10" (3.81m x 3.30m)
Upvc double glazed window to the rear, radiator, built in storage cupboard with double doors, laminate flooring





Bedroom Three

8' 10" x 7' 3" (2.69m x 2.21m)

Upvc double glazed window to the front, radiator, laminate flooring.

Shower Room

Upvc double glazed obscure window to the rear, corner shower cubicle with mains shower, low level WC, pedestal wash hand basin, heated towel rail, fully tiled walls and floor, inset spotlights.

Garage

There is a single garage located to the rear of the property with an up and over door, power, courtesy door and window.

Front garden

The front garden is easily maintained with a pathway leading to the front door, there is gated access to the side of the property which leads to the rear garden.

Rear Garden

The enclosed rear garden is of a generous size, west facing and has been laid to patio. There is courtesy access to the garage, a summerhouse and a gate which leads to a rear lane which also provides access to the garage.

Tenure

Freehold

Council Tax Band

Band C

Local Authority

South Gloucestershire

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed 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.

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