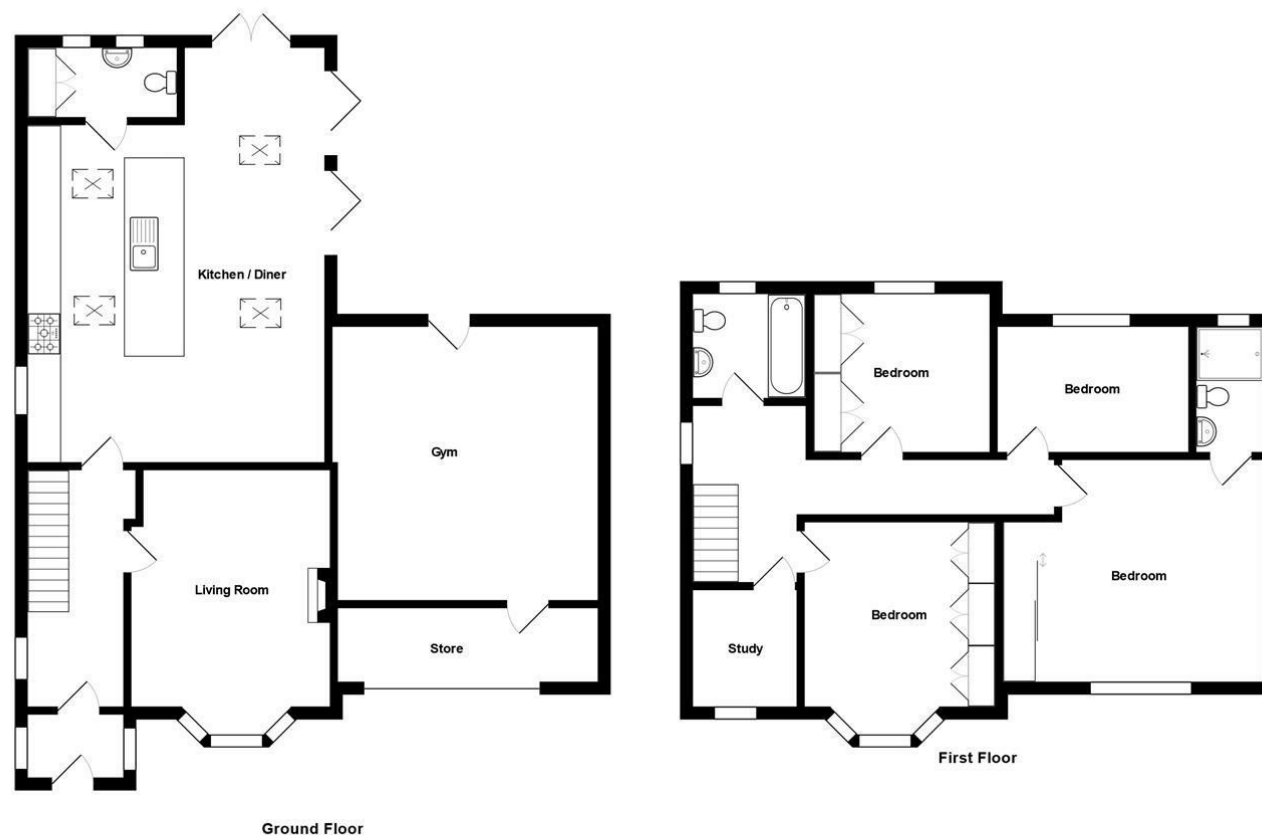


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 177.5 m<sup>2</sup> ... 1911 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

101 Lower Hanham Road, Hanham, Bristol, BS15 8SB



Guide Price £700,000

A handsome detached bay fronted home located in substantial gardens in the heart of Hanham.

- Detached
- Sympathetically extended
- Lounge
- Kitchen/Dining/Family room
- Utility/WC
- Five bedrooms
- En suite shower room
- Family bathroom
- Partially converted garage
- Generous gardens

# 101 Lower Hanham Road, Hanham, Bristol, BS15 8SB

A sympathetically extended, bay fronted 1930s detached home that sits within generous gardens in close proximity to Hanham high street shops and amenities.

Having undergone a programme of renovation and extension this spacious home offers versatile accommodation for upsizing families which comprises to the ground floor; an entrance vestibule, an internal hallway and formal bay fronted lounge with feature period style fireplace. To the rear of the ground floor a breath-taking kitchen/dining/family room measuring 7.6m x 5.5m (24'11" x 18'0") is found which provides direct access to the landscaped rear garden by either bi-folding or French doors. This wonderful room features ample space for a family dining table with a separate seating area which is located adjacent to fully fitted kitchen with centre piece island. The ground floor accommodation is completed by a useful utility room/WC. To the first floor five well balanced bedrooms are found with the master benefiting from an en suite shower room and the fifth making an ideal home office. The internal accommodation is completed by a luxury three piece suite bathroom.

Externally the home sits within generous grounds, the front mainly laid to block paving that is accessed via a dropped kerb and provides parking for four vehicles. The rear garden is of a sunny aspect and mainly laid to a level lawn ideal for family enjoyment with a wrap around patio that is directly accessed from the kitchen/dining/family room making it an ideal space for al fresco dining. The property further benefits from a partially converted garage which is currently used as a gym and could also be utilised as a games room or space to run a business from.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE VESTIBULE 1.9m x 0.9m (6'2" x 2'11")

Double glazed windows to front and side aspects, obscured window and obscured glazed door leading to hallway.

#### HALLWAY 4.4m x 1.8m (14'5" x 5'10")

Double glazed stain glass window to side aspect, understairs storage, radiator, power points, stairs rising to first floor landing, doors to rooms.

#### LOUNGE 5.4m x 3.7m into bay (17'8" x 12'1" into bay)

Double glazed bay window to front aspect, feature gas fireplace with period surround, radiator, power points.

#### KITCHEN/DINING/FAMILY ROOM 7.6m x 5.5m (24'11" x 18'0")

to maximum points. Four double glazed velux style windows to roofline, obscured double glazed window to side aspect, double glazed French doors and double glazed bi-folding doors to providing access to rear garden. High quality kitchen comprising range of matching wall and base units with solid wood work surfaces, range of integrated appliances including a double electric oven, five ring electric hob with oversized extractor fan over, oversized fridge and oversized freezer, dishwasher, space and plumbing for wine cooler. Power points, feature island with inset breakfast bar, splashbacks to all wet areas. Family area offering ample space for a generous sofa and benefiting from power and television points. Dining area offering ample space for family size dining table, radiator, door leading to WC/utility room.

#### WC/UTILITY ROOM 2.8m x 1.3m (9'2" x 4'3")

Dual obscured double glazed windows to rear aspect, modern matching two piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, heated towel rail, space and plumbing for washing machine and tumble dryer with solid woodwork surfaces over, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING

Double glazed window to side aspect, access to loft via hatch, doors to rooms.

#### BEDROOM ONE 4.9m x 4.1m (16'0" x 13'5")

Double glazed window to front aspect, built in triple wardrobe, radiator, power points. Door leading to en suite shower room..

#### EN SUITE SHOWER ROOM 2.4m x 1.3m (7'10" x 4'3")

Obscured double glazed window to rear aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, oversized walk in shower cubicle with dual head shower off main supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

#### BEDROOM TWO 4.2m x 3.7m into bay (13'9" x 12'1" into bay)

Double glazed bay window to front aspect, built in wardrobes, radiator, power points.

#### BEDROOM THREE 3.3m x 3m (10'9" x 9'10")

Double glazed window to rear aspect overlooking rear garden, built in double wardrobes, radiator, power points.

#### BEDROOM FOUR 3.6m x 2.5m (11'9" x 8'2")

Double glazed window to rear aspect, radiator, power points.

#### BEDROOM FIVE/OFFICE 2m x 1.7m (6'6" x 5'6")

Double glazed window to front aspect, radiator, power points.

#### BATHROOM 2.1m x 1.9m (6'10" x 6'2")

Obscured double glazed window to rear aspect, luxury three piece suite comprising freestanding wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and dual head shower off main supply over, heated towel rail, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Generous front property mainly laid to block paving that is accessed via dropped kerb and provides off street parking for four vehicles. EV charging point, walled boundaries, well stocked flower beds, path leading to front door, gated path leading to rear garden.

### REAR GARDEN

Landscaped rear garden mainly laid to a levelled lawn ideal for family enjoyment with fenced boundaries and a wrap around patio providing ample space for al fresco dining. Well stocked flower beds, pedestrian access to partially converted garage.

### PARTIALLY CONVERTED GARAGE

Front storage section measuring 4.1m x 1.8m (13'5" x 5'10") accessed via sliding doors and benefiting from access to converted gym.

### CONVERTED GYM 5.3m x 5m (17'4" x 16'4")

Obscured double glazed window to rear aspect, pedestrian access to rear garden, a hugely versatile space that benefits from power and lighting.

## TENURE

The property is freehold.

## AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band D according to [www.gov.uk](http://www.gov.uk) website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council ([bathnes.gov.uk](http://bathnes.gov.uk))

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

