



10 Headley Road, Bristol

- Detached
- Stunning Family Home
- Enclosed Rear Garden
- Close To Local Schools & Amenities
- Stunning Kitchen/Diner

- Popular Headley Park Location
- Off Street Parking
- Two Reception Rooms
- Four Bedrooms
- Call Today To View!

£415,000

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HERE TO GET *you* THERE

10 Headley Road, Bristol

DESCRIPTION

Hunters Estate Agents are pleased to bring to the market a stunning, fully renovated four bedroom detached family home situated in the ever popular Headley Park area. The property comprises of a living room, dining room, kitchen, utility room, downstairs W/C, bathroom, three bedrooms and a garage conversion that is currently being used as a bedroom with an en-suite. Also benefits from off street parking for 3-4 vehicles and an enclosed rear garden. Call today to view!

FRONT GARDEN

Access to the property via a large tarmac driveway. Off street parking for 3-4 vehicles. Enclosed by low walls. Access to the rear garden through a side gate.

HALLWAY

13'7" x 5'11"

Access to the property through the front door into the entrance hallway. Stairs leading from the ground floor to the first floor. Wall mounted radiator. Doors to the living room and bedroom four/reception room.

LIVING ROOM

13'6" x 11'11"

Leading from the entrance hallway into the living room. Double glazed window to the front and side. Open square archway leading into dining room.

DINING ROOM

10'0" x 7'8"

Leading from the living room into the dining room. Double glazed patio doors opening to rear garden. Open access leading to kitchen.

KITCHEN

14'6" x 7'8"

Leading from the dining room into the kitchen. Double glazed window to the rear. The kitchen consists of a sink with drainer, built in dishwasher and oven with gas hob. Tiled splash backs. Space for fridge/freezer. Tiled flooring. Matching wall and base units. Door to the utility room.

UTILITY ROOM

12'3" x 8'5"

Leading from the kitchen into the utility room. Space for washing machine and tumble dryer. W/C. Double glazed door opening to rear garden. Access to the W/C.

W/C

Leading from the utility room into the W/C.

BEDROOM FOUR

16'3" x 8'10"

Leading from the hallway into bedroom four/reception room. Double glazed window to the front. Access to the en-suite

EN-SUITE

11'5" x 5'6"

Leading from the bedroom into the en-suite. The en-suite consists of a W/C, Wash basin and walk in shower unit. Double glazed window to the front. Velux window.

LANDING

Stairs leading from the ground floor to the first floor. Access to the bathroom and all three bedrooms. Storage cupboard.

BEDROOM ONE

11'9" x 9'3"

Leading from the landing into bedroom one. Double glazed window to the side. Built in wardrobes.

BEDROOM TWO

12'10" x 7'11"

Leading from the landing into bedroom two. Double glazed window to the front. Wall mounted radiator. Storage cupboard.

BEDROOM THREE

7'5" x 9'4"

Leading from the landing into bedroom three. Double glazed window to the front. Wall mounted radiator. Storage cupboard.

BATHROOM

6'4" x 10'4"

Leading from the landing into the bathroom. Obscured double glazed window to the side. The bathroom comprises of a wash basin, W/C and bath with shower above and glass shower screen. Fully tiled wall and flooring.

REAR GARDEN

Access to the rear garden from the dining room, utility room or side gate from front garden. Decorative gravel with patio area. Shed. Enclosed by fences





GROUND FLOOR



1ST FLOOR



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.



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