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HERE TO GET *you* THERE

28 Headley Walk, Bristol, BS13 7NS

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Guide Price £500,000

Presenting this impeccably presented four-bedroom extended family home in the popular area of Headley Park.

This property has undergone extensive renovation and extension by its current owners and is presented to the highest standards throughout, making it an ideal "turn-key" family home.

In summary, the property comprises a kitchen/diner and family room, utility room, w/c, lounge, four bedrooms, with bedroom one featuring an en-suite, along with a family bathroom. Additional benefits include off-street parking, a spacious south-facing rear garden, and an outbuilding.

Call today to arrange a viewing!

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**Ground Floor**



**First Floor**

Total floor area 143.5 m<sup>2</sup> (1,544 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		74	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## GROUND FLOOR

### Hallway

Access to the property through the front door into the hallway. Storage cupboard. Stairs leading from the ground floor to the first floor. Access to the lounge, utility, W/C, and kitchen/diner. uPVC window to front.

### Lounge

11'11" x 10'09"

Leading from the hallway into the Lounge. Double glazed window to the front.

### Downstairs WC

Access from the entrance hall leading into the W/C. Low level W/C. Wash hand basin.

### Utility Room

Access from the entrance hall leading into the utility room. Space and plumbing for washing machine. Space and plumbing for tumble dryer. Worktop space.

### Kitchen / Diner

10'09" x 16'09"

Leading from the hallway into the kitchen/diner. Bifolding doors to rear garden. The kitchen consists of Belfast sink, integrated dishwasher, wine fridge, extractor hood and fridge freezer. Space for Range Cooker. Matching wall and base unit with Quartz counters. Open archway leading to Family Room. Air conditioning. Solid herringbone oak flooring.

### Family Room

14'10" x 11'04"

Leading from the kitchen/diner into the family room. Bifold doors leading to the rear garden. Solid herringbone oak flooring.

## FIRST FLOOR

### Landing

Stairs leading from the ground floor to the first floor.

Access to the bathroom and all four bedrooms. Loft access.

### Bedroom One

10'09" x 12'07"

Leading from the landing into Bedroom One. Double glazed window to the rear. Built in wardrobes. Door to ensuite. Air-conditioning unit.

### Ensuite

Walk-in shower, low-level WC, sink with vanity unit, mirror, towel radiator, extractor fan, and underfloor electric heating.

### Bedroom Two

Leading from the landing into bedroom two. Double glazed bay window to the front. Radiator.

### Bedroom Three

uPVC window to rear. Wood flooring. Panel radiator.

### Bedroom Four

uPVC window to front. Radiator.

### Family Bathroom

Leading from the hallway into the bathroom. The bathroom consists of a roll top bath with shower over, W/C, wash basin and underfloor electric heating. uPVC window to rear.

## OUTSIDE

### Front Garden

Access to the property via driveway leading to front door. Off street parking for multiple cars. Side gate with access to rear garden.

### Rear Garden

Access to the garden via either the family room or kitchen/diner. Lawn area. Enclosed by fences. Access to the garage. South facing. Outdoor plug sockets.

### Garage/Store


12'59" x 12'13" (approx)

Entry via doors to front. Mains power.

### Additional Information

EPC on order.

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(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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. 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.



