

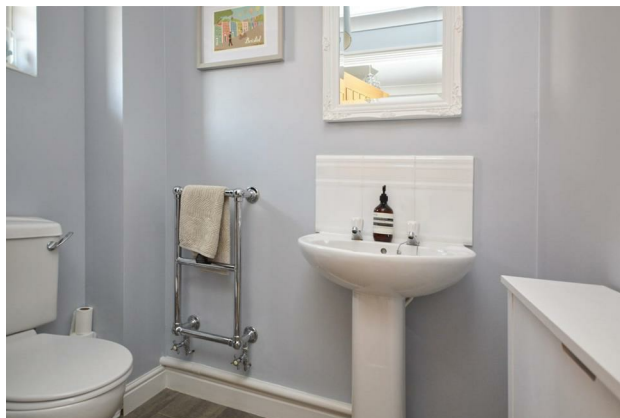
# HUNTERS®

HERE TO GET *you* THERE

**9 Marthas Orchard, Bristol, BS13 8BS**

**Offers In Excess Of £475,000**

**Property Images**

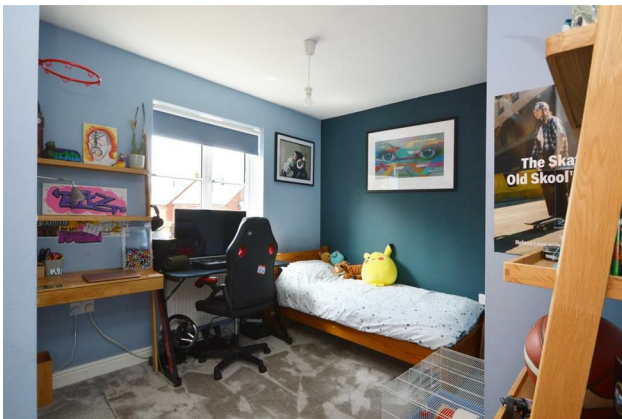




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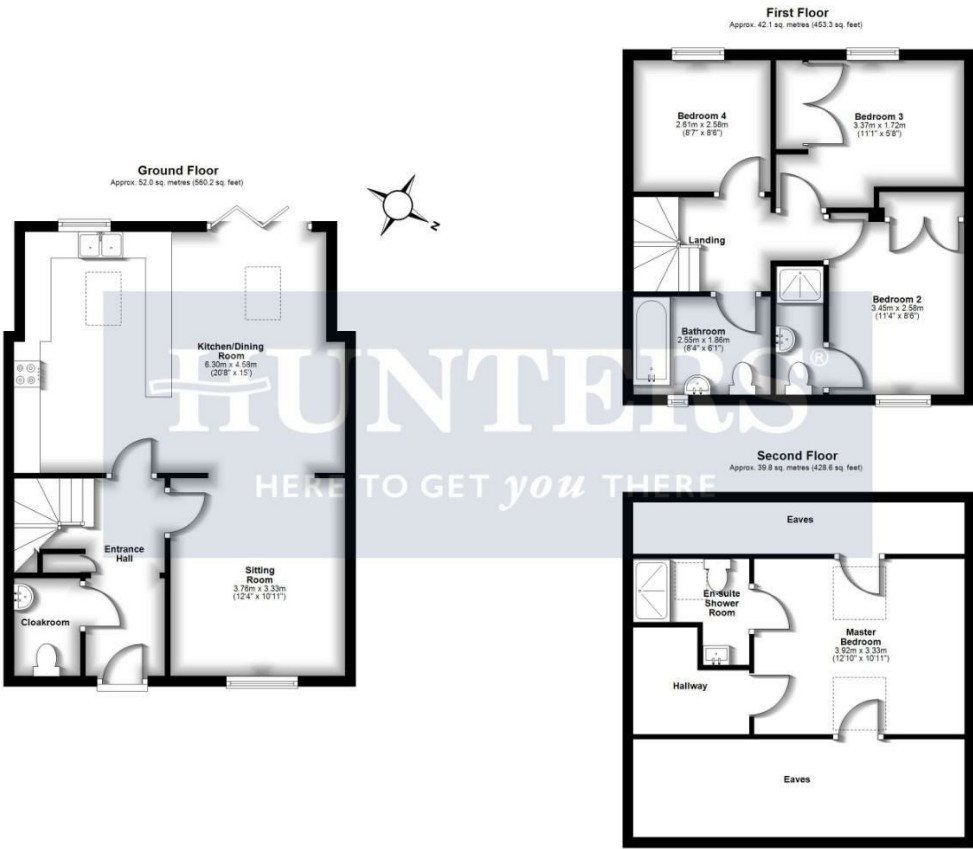
## Property Images





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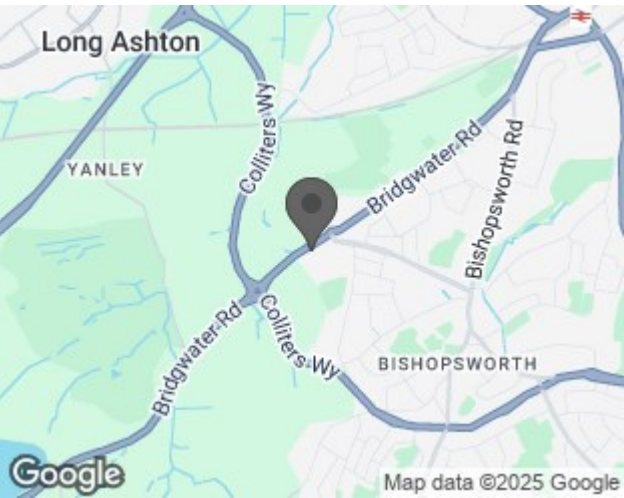


Total area: approx. 134.0 sq. metres (1442.1 sq. feet)

EPC

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | 87        |
| (81-91) <b>B</b>                            | 78                         |           |
| (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 |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

Map



Details

Type: House - Semi-Detached    Beds: 4    Bathrooms: 3    Receptions: 1    Tenure: Freehold

## Summary

Presenting an immaculately conditioned, four-bedroom, semi-detached property that is currently listed for sale. This splendid home is perfect for families seeking a welcoming and well-structured living arrangement.

The generous accommodation is spread across three storeys. On the ground floor, there is spacious lounge, which seamlessly opens from the kitchen, creating an inviting area for relaxation and entertainment. The open-plan kitchen/diner, the heart of this home, is fully equipped and features a kitchen island. This extended kitchen also includes a cosy family room with bifold doors that open to a beautiful enclosed garden, allowing a seamless indoor-outdoor connection.

The first floor hosts three well-appointed bedrooms. The second bedroom is a double, featuring an en-suite and built in wardrobe, while the third is a spacious double room also benefiting from built in wardrobe, and the fourth bedroom is a comfortable single room, all tastefully decorated and ready to move in.

The master bedroom, located on the second floor, is replete with storage in the eaves and is served by a modern en-suite shower room

This property boasts three bath facilities; a family bathroom, an ensuite to the second bedroom, and an exclusive ensuite to the master bedroom. A downstairs w/c adds convenience.

The property's unique features include off-street parking to the rear, side gated access, and a garage to the rear. The location of this home is highly sought after, with excellent public transport links, local amenities, and nearby schools, making it ideal for families.

In summary, this extended and tastefully presented home, complete with a beautiful enclosed south facing garden, offers an excellent opportunity for a family seeking a home in a desirable location. Call today to view!

## Features

- Extended Semi Detached Home • Four Bedrooms • Immaculate • Lounge • Open Plan Kitchen/Diner • Downstairs W/C • Family Bathroom & Two Ensuites • South Facing Garden • Garage & Off Street Parking