



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Samuel White Road, Hanham

# Samuel White Road, Hanham

Offers In Excess Of: £400,000

Positioned upon a very desirable road within Hanham is this three bedroom semi detached home with loft room for sale with no onward chain. Located within easy reach of local schools and other nearby amenities and perfectly placed to access Hanham High Street that boasts a selection of independent shops as well as known branded retail outlets along with places to eat and socialise. Transport links include access into Bristol City Centre as well as the ring road leading to Keynsham, Bath and North Bristol.

Upon approach you will find an attractive house with plenty of driveway parking that leads to the garage towards the rear. Once inside through the handy porch you will be welcomed by an inviting inner hall that allows access to the light and airy living room and extended dining room featuring bi-fold doors to the garden. The kitchen has also been extended and gives access to a practical rear lobby with space for a washing machine. On the first floor you will find three generous size bedroom and bathroom boasting a white suite. Finally on the upper floor is the loft room providing a versatile space suitable for multiple uses and offers a fantastic elevated view over the rear garden. Outside to the rear, the garden is laid to decking and lawn with a tree lined backdrop and gated access to the driveway and garage.

## ENERGY PERFORMANCE CERTIFICATE

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

Hunters 101B Bath Road, Longwell Green, Bristol, BS30 9DD | 0117 932 5686  
longwell@hunters.com | www.hunters.com

VAT Reg. No 189 7569 27 | Registered No: 08992930 | Registered Office: 25 Highridge Road Bristol BS13 8HJ  
A Hunters franchise owned and operated under license by Allen & Stone Ltd TA Hunters

## **GROUND FLOOR**

### **PORCH**

Double glazed door to front elevation, double glazed windows to front and side elevations and tiled flooring,

### **ENTRANCE HALL**

Double glazed door to porch, double glazed windows to porch and side elevation, laminate flooring, carpeted stairs rising to upper floor with storage cupboard under, ceiling light and radiator.

### **LIVING ROOM**

*3.96m (13' 0") x 3.35m (11' 0")*

Double glazed window to front elevation, carpeted flooring, fire with surround, ceiling light and radiator.

### **DINING ROOM**

*6.02m (19' 9") x 3.18m (10' 5")*

Extended to rear with bi-fold double glazed door leading to rear garden, carpeted flooring, ceiling lights, wall lights and radiator.

### **KITCHEN**

*4.37m (14' 4") x 2.87m (9' 5")*

Wall and base units with work surfaces incorporating a one and a half bowl stainless steel sink and drainer with mixer tap, tiled splash backs, breakfast bar, built in double oven, gas hob with stainless steel cooker hood and space for fridge. Other room features include double glazed windows to side and rear elevation and ceiling light.

### **REAR LOBBY**

Double glazed door and window to rear elevation, work surface, space for washing machine and cupboard.

## **FIRST FLOOR**

### **LANDING**

Stairs from ground floor and stairs rising to upper floor, carpeted flooring and ceiling light.

### **BEDROOM ONE**

*4.01m (13' 2") x 3.33m (10' 11")*

Double bedroom with double glazed window to front elevation, carpeted flooring, ceiling light and radiator.

### **BEDROOM TWO**

*3.43m (11' 3") x 3.33m (10' 11")*

Double bedroom with double glazed window overlooking the rear garden, carpeted flooring, built-in cupboard, ceiling light and radiator.

### **BEDROOM THREE**

*2.72m (8' 11") x 2.18m (7' 2")*

Double glazed window to front elevation, carpeted flooring, ceiling light and radiator.

## **TOP FLOOR**

### **LANDING**

Double glazed window to rear elevation carpeted flooring, and ceiling light,

### **LOFT ROOM**

*5.11m (16' 9") x 3.94m (12' 11")*

Double glazed window overlooking the rear garden, carpeted flooring, ceiling light, storage in eaves and radiator.

## **EXTERIOR**

### **REAR GARDEN**

Laid to decking and lawn with pathway, access to side and garage, flowerbeds with shrubs and plants enclosed by wood fence borders and tree lined backdrop.

### **GARAGE AND DRIVEWAY PARKING**

Garage located to the rear with driveway parking for numerous vehicles located to the front and side of the property.

## **VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 0117 932 5686

### **OPENING HOURS:**

Monday - Friday: 9am - 6pm

Saturday: 9am - 4pm

Sunday: Closed

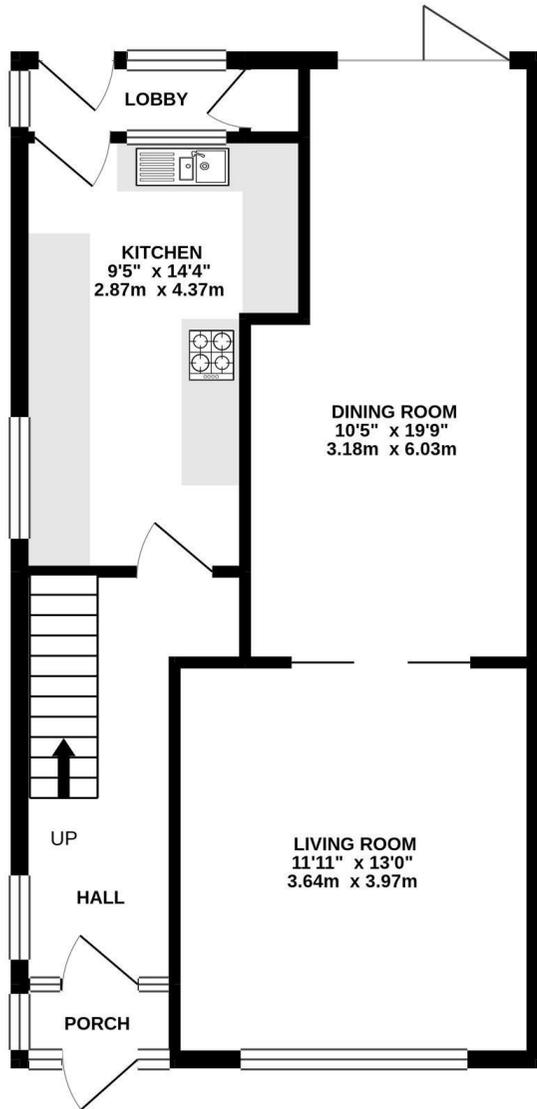
### **THINKING OF SELLING?**

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.

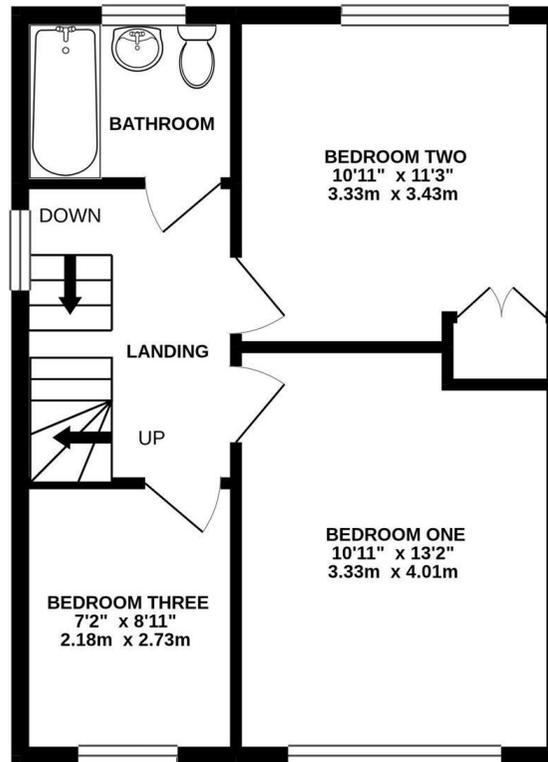
### **DISCLAIMER**

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.

GROUND FLOOR



1ST FLOOR



2ND FLOOR

