

HUNTERS[®]

HERE TO GET *you* THERE



Polly Barnes Close

Hanham, Bristol, BS15 3BJ

£625,000



Council Tax: F



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this stunning detached family home which is tucked away in a secluded position along a private driveway.

The property is located conveniently for the amenities of Hanham which include a wide variety of independent shops and supermarkets, restaurants and coffee shops, as well as being situated within easy reach of the Avon ring road and major commuting routes.

In our opinion this property would ideally suit a growing family due to the spacious and well presented accommodation which comprises to the ground floor; a light and airy entrance hall with a bespoke glass fronted under stairs wine cellar, cloakroom, utility room, study, kitchen/diner and lounge.

The kitchen is fitted with an extensive range of modern white high gloss wall and base units complemented by a black granite work surface and incorporates an integral fridge, dishwasher and Neff double side by side oven with six ring gas hob and contemporary curved cooker hood. The lounge overlooks the rear garden and measures 16'0 x 14'0" and boasts a Stovax wood burner.

To the first floor there is a well appointed modern bathroom, four double bedrooms and one single sized bedroom.

The generous sized master bedroom has its own modern en suite shower room. The luxurious and fantastically styled white bathroom suite has a large bath and a separate shower cubicle.

Externally to the front there is a driveway which is laid to Tarmac and provides off street parking spaces, whilst to the rear there is an enclosed low maintenance landscaped garden with wooden and covered seating areas and an underground stream that provides a tranquil and soothing backdrop to warm summer evenings.

Additional benefits include uPVC double glazed windows, gas central heating and a super detached garage with power and light and a remote operated electric door.

We would thoroughly recommend an early internal viewing appointment to fully appreciate all that this sleek and stylish property has to offer.

ENTRANCE

Via an opaque glazed panelled composite door, leading into entrance hall.

ENTRANCE HALL

Two uPVC double glazed windows to side, coved ceiling, bespoke glass fronted under stairs wine cellar, storage cupboard, wood effect floor, stairs leading to first floor accommodation and doors leading into cloakroom, utility room, lounge and kitchen/diner.

CLOAKROOM

Opaque uPVC double glazed window to front, modern white suite comprising; W.C. wash hand basin with white high gloss cupboard below and chrome mixer tap, tiled splash backs, high gloss floor tiles.

UTILITY ROOM

10'3" x 5'2" (3.12m x 1.57m)

Fitted white high gloss wall and base units with soft close doors and drawers, black granite work surface, space for an American style fridge freezer, plumbing for washing machine, radiator, high gloss floor tiles, uPVC opaque double glazed door to side and door leading into study.

STUDY

10'5" x 9'0" (widest point) (3.18m x 2.74m (widest point))

uPVC double glazed window to front with fitted blinds, Television aerial point, radiator.

LOUNGE

16'0" 14'0" (4.88m 4.27m)

Dual aspect uPVC double glazed windows, coved ceiling, feature flush mounted Stovax wood burner with granite hearth, television aerial point, two radiators.

KITCHEN/DINER

26'3" x 11'6" narrowing to 8'1" (8.00m x 3.51m narrowing to 2.46m)

KITCHEN

uPVC double glazed window to front with fitted blinds, ceiling with recessed LED spot lights, black granite work surface and up stand with inset stainless steel double sink with chrome mixer tap and professional hose, extensive range of modern white high gloss wall and base units with soft close doors and drawers incorporating a side by side NEff double electric oven, six ring gas hob with contemporary curved cooker hood over, dishwasher and fridge, high gloss floor tiles.

DINING AREA

uPVC double glazed sliding patio doors leading into rear garden, ceiling with recessed LED spot lights, television aerial point, radiator, wood effect floor.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access (we understand from the seller that the loft is boarded, is insulated and has a pull down ladder), storage cupboard, radiator, doors leading into all bedrooms and bathroom.

Tel: 0117 956 1234

MASTER BEDROOM

13'10" (widest point) x 11'0" (4.22m (widest point) x 3.35m)
Two uPVC double glazed windows to front with fitted blinds, coved ceiling, television aerial point, two radiators, door leading into en suite.

EN SUITE

Opaque uPVC double glazed window to front, ceiling with recessed LED spot lights, modern white suite comprising; W.C. wash hand basin with chrome mixer tap and white high gloss cupboard below and shower cubicle with a Mira Sport shower system, tiled walls, extractor fan.

BEDROOM TWO

11'4" x 8'4" (3.45m x 2.54m)
uPVC double glazed window to rear, range of mirror fronted built in wardrobes with hanging rail and shelving, radiator.

BEDROOM THREE

11'4" x 9'6" (3.45m x 2.90m)
uPVC double glazed window to rear, coved ceiling, television aerial point, radiator.

BEDROOM FOUR

8'9" x 8'5" (2.67m x 2.57m)
uPVC double glazed window to front with fitted blinds, coved ceiling, radiator.

BEDROOM FIVE

8'1" x 7'4" (2.46m x 2.24m)
uPVC double glazed window to rear, coved ceiling, radiator.

BATHROOM

10'7" x 8'0" (3.23m x 2.44m)
Opaque uPVC double glazed window to side, recessed LED spot

lights, modern white suite comprising; W.C. wash hand basin with chrome mixer tap, panelled bath with centrally positioned chrome mixer tap and white high gloss unit below, walk-in shower cubicle with chrome shower system and monsoon shower head, mostly tiled walls, extractor fan.

OUTSIDE

FRONT

Small area of lawn with established trees and shrubs.

OFF STREET PARKING

An area to the front of the property laid to Tarmacadam providing off street parking spaces.

REAR GARDEN

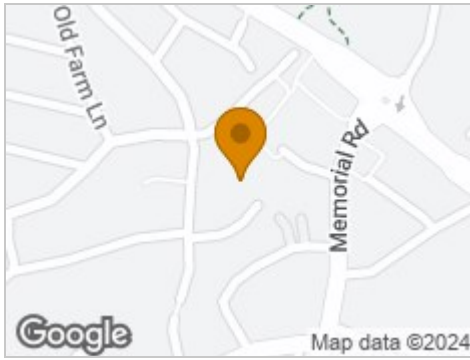
An area laid to composite decking leading to a landscaped area laid to loose chippings displaying small shrubs, composite decking to rear with wooden seating and fire pit, covered area with pergola, underground stream, water tap, outside power point, outside lighting, wooden gate providing side pedestrian access, garden surrounded by boundary wall and wooden fencing.

GARAGE

20'6" x 11'11" (6.25m x 3.63m)
Single sized detached garage with electric roller shutter door, alarm and power and light.



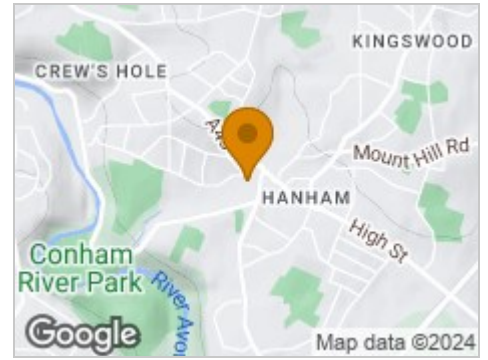
Road Map



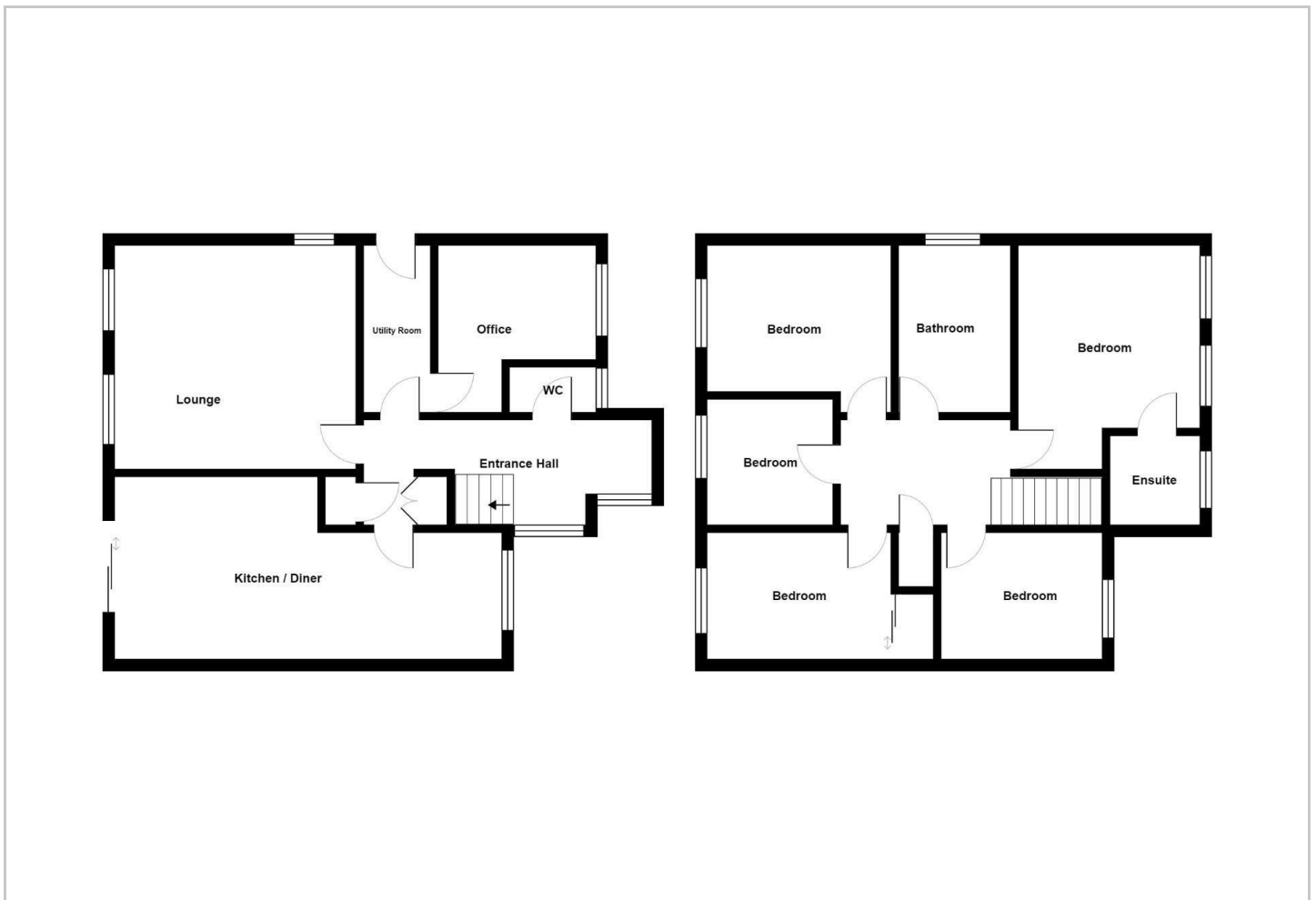
Hybrid Map



Terrain Map



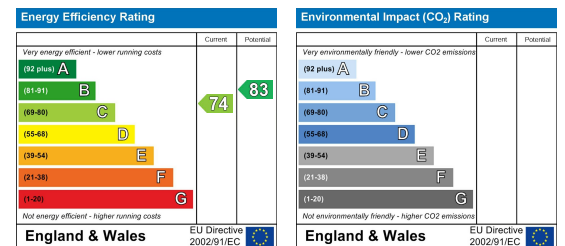
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.