

HUNTERS[®]

HERE TO GET *you* THERE



Gerrish Avenue

Staple Hill, Bristol, BS16 5PN

£600,000



Council Tax:



1 Gerrish Avenue

Staple Hill, Bristol, BS16 5PN

£600,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this substantial detached property believed to measure in excess of 3,000 square feet and which is situated in a prime position overlooking the picturesque Page Park. The property is also conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being positioned within easy walking distance of the amenities of Staple Hill's High Street.

These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

In our opinion this property would ideally suit a large family or those seeking home work space due to the spacious and versatile accommodation on offer.

The property also offers scope for conversion into flats of into a large HMO, subject to the relevant planning consents.

The accommodation to the ground floor comprises; entrance hall, a large reception room which is currently uses as a cinema room, a shower room, utility room, office, study/bedroom and two double bedrooms.

To the first floor there is a large living room to the front of the property with full width windows, a terrace with a south facing aspect towards Page Park and a feature fireplace, a dining room, large uPVC conservatory, kitchen, bathroom and three double bedrooms.

Externally, the property has a mainly laid to lawn garden to the side, a paved area to the rear with a large uPVC double glazed greenhouse and large fishpond.

To the front of the property is an area laid to block paving providing ample off street parking spaces and access into a large integral garage.

Additional benefits include gas central heating and uPVC double glazed windows.

ENTRANCE

Via opaque uPVC double glazed double doors leading into entrance porch.

ENTRANCE PORCH

Opaque uPVC double glazed window to front, tiled floor, opaque glazed door leading into store area and door leading into entrance hall.

STORE AREA

uPVC double glazed window to front, radiator, door leading into reception room.

ENTRANCE HALL

uPVC double glazed window to front, radiator, stairs leading to first floor accommodation and doors leading into shower room, utility room, reception room and bedroom five.

SHOWER ROOM

Dual aspect uPVC double glazed windows, ceiling with recessed LED spot lights, suite comprising: W.C. wash hand basin with chrome mixer tap and shower cubicle, tiled walls, tiled floor, radiator.

UTILITY ROOM

9'8" x 8'3" (2.95m x 2.51m)

uPVC double glazed windows to rear, ceiling with recessed LED spot lights, stainless steel single drainer sink unit with tiled splash backs, range of fitted white wall and base units, roll edged work surface, plumbing for washing machine, space for a tumble dryer, radiator, door leading into garage.

BEDROOM FIVE

13'11" x 7'10" (4.24m x 2.39m)

uPVC double glazed windows to rear, radiator, uPVC double glazed door leading into garage.

RECEPTION ROOM

26'2" x 20'5" (7.98m x 6.22m)

Dual aspect uPVC double glazed windows, ceiling with recessed LED spot lights, electric flame effect fire, three radiators, uPVC double glazed French doors to front and doors leading into study/bedroom, office and bedroom four.

STUDY/BEDROOM

7'5" x 6'8" (2.26m x 2.03m)

uPVC double glazed window to side, TV aerial point, radiator.

OFFICE

7'0" x 4'3" (2.13m x 1.30m)

uPVC double glazed window to side.

BEDROOM FOUR

16'4" x 7'10" (4.98m x 2.39m)

uPVC double glazed windows to rear, ceiling with recessed LED spot lights, radiator, access into dressing room.

DRESSING ROOM

9'5" x 4'2" (2.87m x 1.27m)

Radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard, storage cupboard, radiator, doors leading into living room, kitchen, bathroom and bedrooms.

LIVING ROOM

20'6" x 13'0" (6.25m x 3.96m)

uPVC double glazed window to front, three original circular stained glazed windows to side, feature fireplace housing a gas coal and flame

effect fire, TV aerial point, two radiators, double doors leading into dining room.

DINING ROOM

11'2" x 10'1" (3.40m x 3.07m)

Radiator, uPVC double glazed bi-folding doors leading into conservatory and door leading into kitchen.

KITCHEN

19'11" x 8'3" (6.07m x 2.51m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of wall and base units incorporating an integral electric double oven, five ring gas hob with stainless steel cooker hood over, roll edged worksurface, space for a large fridge freezer, plumbing for dishwasher, radiator, opaque glazed door to rear.

CONSERVATORY

23'11" x 5'11" (7.29m x 1.80m)

uPVC double glazed construction, glass roof, uPVC double glazed French doors leading onto a decking area.

BEDROOM ONE

14'9" x 13'6" (4.50m x 4.11m)

Dual aspect uPVC double glazed windows, two double fronted built in wardrobes, frosted glass wash hand basin with chrome mixer tap, chrome heated towel rail.

BEDROOM TWO

15'0" x 10'4" (4.57m x 3.15m)

Dual aspect uPVC double glazed windows, loft access, storage cupboard, radiator, door leading into en suite.

EN SUITE

Suite comprising; W.C. and shower cubicle, tiled splash backs, radiator.

BEDROOM THREE

9'3" x 8'8" (2.82m x 2.64m)

uPVC double glazed window to front, built in cupboard, radiator.

BATHROOM

8'11" x 6'3" (2.72m x 1.91m)

Opaque uPVC double glazed window side, suite comprising; W.C. wash hand basin, panelled twin gripped bath and shower cubicle, wall heater, tiled walls, radiator.

OUTSIDE

FRONT

Laid to block paving providing off street parking spaces.

GARAGE

21'9" x 8'6" (6.63m x 2.59m)

Window to side, Vaillant boiler supplying gas central heating.

GARAGE/STORE

17'4" x 10'2" (5.28m x 3.10m)

Windows to rear, door leading into rear garden and door leading into bedroom five.

REAR GARDEN

An area laid to block paving with wooden decking, pergola and herbaceous border, large raised fish pond, water tap, uPVC double glazed greenhouse measuring 15'7" x 9'5"

FRONT & SIDE GARDENS

Mainly laid to lawn with herbaceous borders, mature trees and shrubs, paved area providing off street parking, timber framed summerhouse.



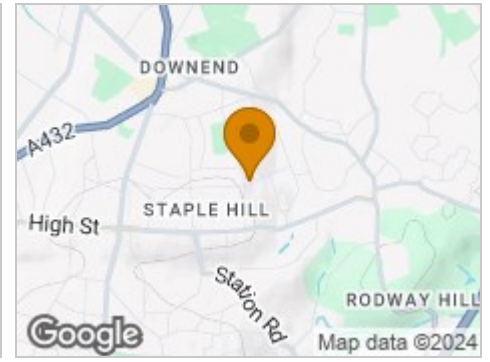
Road Map



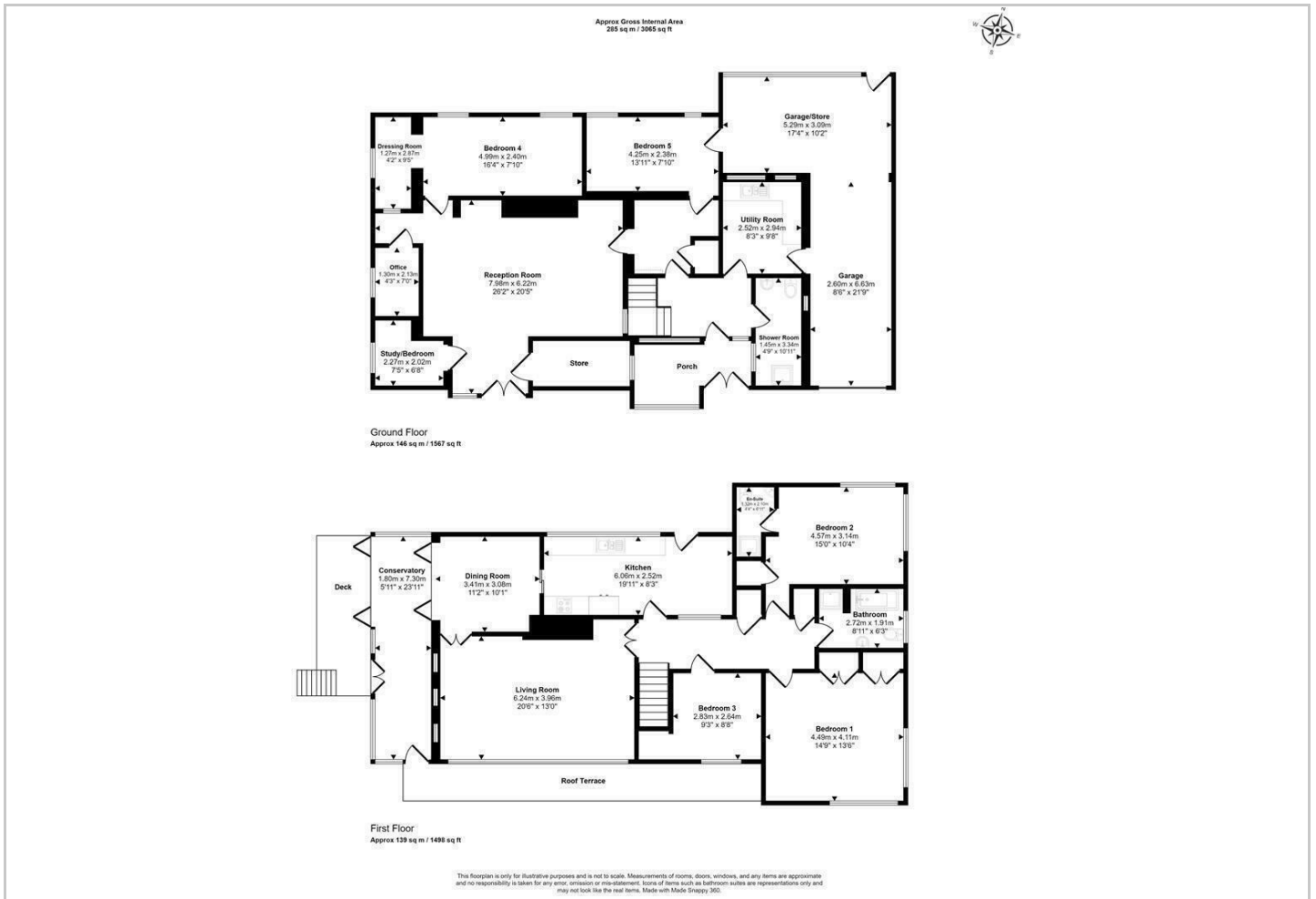
Hybrid Map



Terrain Map



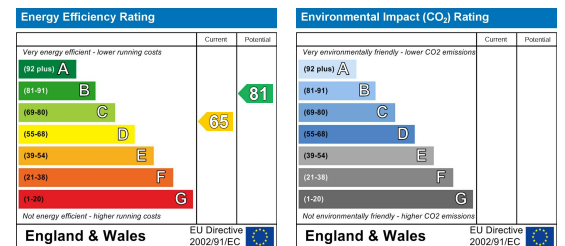
Floor Plan



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.