HUNTERS®

HERE TO GET *you* THERE

Hermitage Road

Staple Hill, Bristol, BS16 5JT

£425,000

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Council Tax:

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this beautifully presented Victorian terrace which has been extended and has had a loft conversion to create a superb family home offering a perfect blend of classic charm and modern living.

The property is situated within this highly sought after road on the popular Downend/Staple Hill borders and is conveniently located only a short walk to both High streets and the ever popular Page Park. The area has easy access to bus routes, shops and several schools and is also in easy reach of the Bristol to Bath Cycle path and major transport links.

Set over three floors, the property features three generous sized (double) bedrooms, the master bedroom (loft conversion) has a stylish en-suite shower room and dressing room. There is also a contemporary family bathroom with a free-standing bath and shower enclosure.

To the ground floor there is a cosy lounge with feature fireplace and a beautifully designed rear extension which has really transformed this home creating a light filled open-plan kitchen and dining space, perfect for modern family living and entertaining.

The heart of the extension is the classic shaker style kitchen with sleek Minerva work tops and a matching Island unit which incorporates a breakfast bar. High quality finishes include integrated appliances and LVT herringbone design flooring.

Large French doors open out to the garden, seamlessly connecting the indoor and outdoor spaces and allowing natural light to flood the room throughout the day. The open-plan layout effortlessly blends the kitchen, dining and living area, creating a spacious, sociable environment while maintaining a sense of comfort and warmth with it's under floor heating.

Externally, the rear garden offers a stylish low-maintenance outdoor space, which has been thoughtfully designed with a combination of artificial lawn, paved stone patio and raised decking, perfect for relaxing or entertaining with minimal upkeep required.

To the front of the property there is an imprinted concrete driveway providing an off street parking space.

ENTRANCE VESTIBULE

Access via a composite double glazed door, coved ceiling with ceiling rose, tiled walls to dado height, hardwood glazed door to hallway.

HALLWAY

Coved/cornice ceiling, ceiling rose, dado rail, LVT Herringbone style flooring, stairs rising to first floor, doors leading to lounge and kitchen/diner.

LOUNGE

13'5" x 11'2" (4.09m x 3.40m)

UPVC double glazed bow window to front, period style radiator, ceiling rose, feature brick fireplace with wood mantel and stone hearth, double doors leading through to kitchen/diner.

KITCHEN/DINER

21'10" x 14'4" (max) (6.65m x 4.37m (max))

LED downlighters, LVT Herringbone style flooring with under floor heating, feature wood panelled wall, double door access to utility cupboard providing space for washing machine and tumble dryer, magnet shaker style kitchen with 2 tone units (Graphite and Tatton), Minerva work tops, matching Island unit incorporating breakfast bar, built in Neff stainless steel Neff oven and matching microwave/combi oven, built in 5 ring Neff induction hob, extractor fan hood, integrated fridge freezer, integrated wine chiller and dishwasher to Island, 1 1/2 composite sink bowl unit with mixer tap incorporating a hot tap, Velux window, recess space for wall mounted TV, black aluminium French doors with matching side window units leading out to patio/rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING
Picture rail, spindled balustrade, under stair storage cupboard, dado rail, stairs rising to second floor accommodation, doors leading to bedrooms and bathroom.

BEDROOM TWO
14'7" (max) x 13'3" (max) (4.45m (max) x 4.04m (max))
UPVC double glazed window to front, picture rail, ceiling rose, double radiator, built in cupboard with matching over head cupboards.

BEDROOM THREE
12'11" x 8'11" (3.94m x 2.72m)
UPVC double glazed window to rear, double radiator.

BATHROOM
9'2" x 8'5" (2.79m x 2.57m)
Opaque UPVC double glazed window to rear, contemporary suite comprising roll top free-standing bath with freestanding tall chrome mixer tap with shower head attachment over, vanity nit with wash hand basin inset, close coupled W.C, over sized shower enclosure with glass shower screen and housing a mains controlled shower with drench head, LED Downlighters, chrome heated towel radiator, decorative tiled floor, part tiled walls, LED downlighters.

SECOND FLOOR ACCOMMODATION:

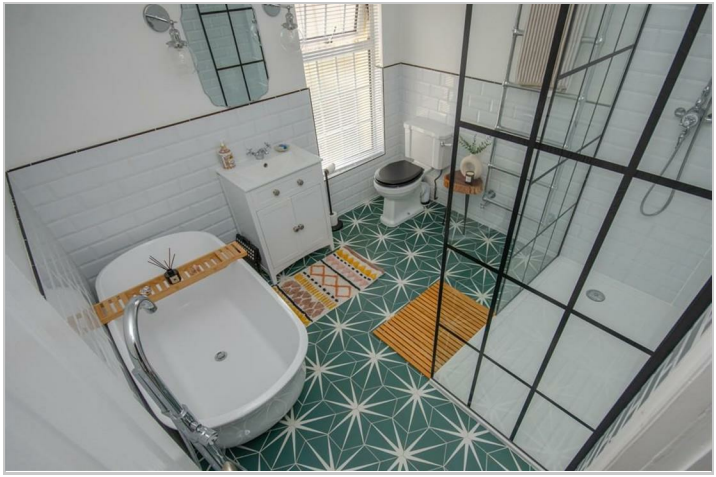
BEDROOM ONE
12'7" x 12'5" (3.84m x 3.78m)
UPVC double glazed dormer window to rear, period style radiator, walk in dressing room with ample hanging and shelving space, recess for wall mounted TV, door to en-suite.

EN-SUITE
Velux window to front, glass shower screen housing a mains controlled shower system with drench head, concealed W.C, wall mounted wash hand basin, exposed brick feature wall, chrome heated towel radiator, under floor heating, LED downlighters, extractor fan, door access to eave storage housing a Vaillant combination boiler.

OUTSIDE:

REAR GARDEN
Full width stone patio with brick paved borders, artificial lawn, raised decking to back of garden with built in seating, 2 outside lights to back of house, metal shed, water tap, enclosed by boundary fencing.

DRIVEWAY
Imprinted concrete providing off street parking space, enclosed by boundary stone wall.



Road Map

Hybrid Map

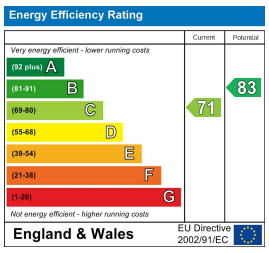
Terrain Map

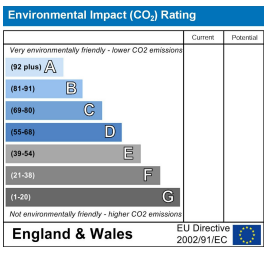
Floor Plan

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.

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