





# Stonebridge Park, Bristol, BS5 6RW

£525,000

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Hunters Estate Agents - Fishponds Office are delighted to promote this highly individual and impressive 4 bedroom extended 1930's Family home with an adjoining self contained 1 bedroom annexe. Ideal for a large family with independent/dependant relatives or rental income potential. This impressive home benefits from a double storey rear extension along with a roof conversion providing a 4th bedroom and separate Shower room. The extension to the rear offers a superior Kitchen/Family/Dining room with direct access onto the rear garden. Homes of this size and quality a rare to the market. The property is well located along Stonebridge Park and offers far reaching views from the first floor level and above. Hunters Exclusive - recommended viewing.





### Entrance

Ground floor twin entrance doors into entrance vestibule, frosted glazed inner door into..

### Hallway

Feature laminate wood grain effect floor, staircase to first floor with useful cupboard beneath.

### Cloakroom

A white suite of low level w.c. and corner wash basin.

### Lounge 16'1" x 12'2"

Dimension maximum overall into a UPVC double glazed bay window, fireplace opening with a real flame effect electric fire, two wall light points.

### Open Plan Kitchen/Family Dining Room 19'1" x 18'6"

Dimension maximum overall. Fitted with a stunning range of modern contemporary wall, floor and drawer storage cupboards with feature natural wood block effect working surfaces, inset china single drainer sink unit with mixer taps over, integrated washing machine, dishwasher, fridge and separate freezer, island breakfast bar, wall mounted log effect electric fire, feature laminate wood grain effect floor, two radiators, UPVC double glazed French doors opening onto the rear garden.

### First Floor Landing

Staircase leading to top floor, feature stained and leaded glazed fitted window to side, cupboard containing a wall mounted gas fired boiler and hot water cylinder.

### Bedroom 1 16'1" x 10'3"

Dimension maximum overall into a UPVC double glazed bay window and minimum excluding one wall to wall fitted with built in wardrobes, radiator.

### Bedroom 2 15'9" x 10'0"

Dimension maximum overall to include a range of fitted wardrobes, additional built in walk in wardrobe with fitted shelves, radiator, UPVC double glazed window to rear over looking the rear garden.

### Bedroom 3 12'1" x 8'1"

Dimension maximum overall including a range of fitted wardrobes, UPVC double glazed window with outlook onto the rear garden, feature laminate wood grain effect floor, radiator.

### Luxury Bathroom 8'8" x 5'11"

A white suite of panelled bath with mixer taps over, close coupled w.c. and vanity wash basin with cupboards beneath, fully tiled walls, vinyl floor covering, UPVC double glazed and frosted window to front, independent cubicle with a built in thermostatically controlled shower, heated towel rail.

### Top Floor Landing

### Bedroom 4 15'8" x 8'9"

Dimension minimum. Radiator, velux roof window, two under eaves storage cupboards, UPVC double glazed window to rear with elevated views.

### Shower Room 6'8" x 5'10"

Dimension minimum. White suite of low level w.c. and wash basin, radiator, velux roof window, vinyl floor covering, independent cubicle with a fitted shower unit over, extractor fan, shelved alcove.

### Exterior

### Off Street Parking

Directly in front of the property is a concrete laid hardstanding suitable for the off street parking of two vehicles.

### Garden

Arranged principally to the rear of the property the attractive landscaped rear garden offers lawned space with numerous beds and borders with a colourful display of flowering plants and shrubs together with a patio seating area with timber trellis. Directly adjoining the property is the self contained annex.

### Self Contained Annex

Entrance door into

### Kitchen 10'7" x 6'3"

Fitted with a range of modern white wall, floor and drawer storage cupboards, UPVC double glazed window to front, vinyl floor covering, timber grain effect working surfaces, extractor fan, velux roof windows, single drainer stainless sink unit, space for upright fridge/freezer, washing machine, gas cooker, wide opening extending into..

### Dining/Sitting Area 11'0" x 6'1"

Radiator, velux sky light door into

### Inner Hall

Electric panel heater.

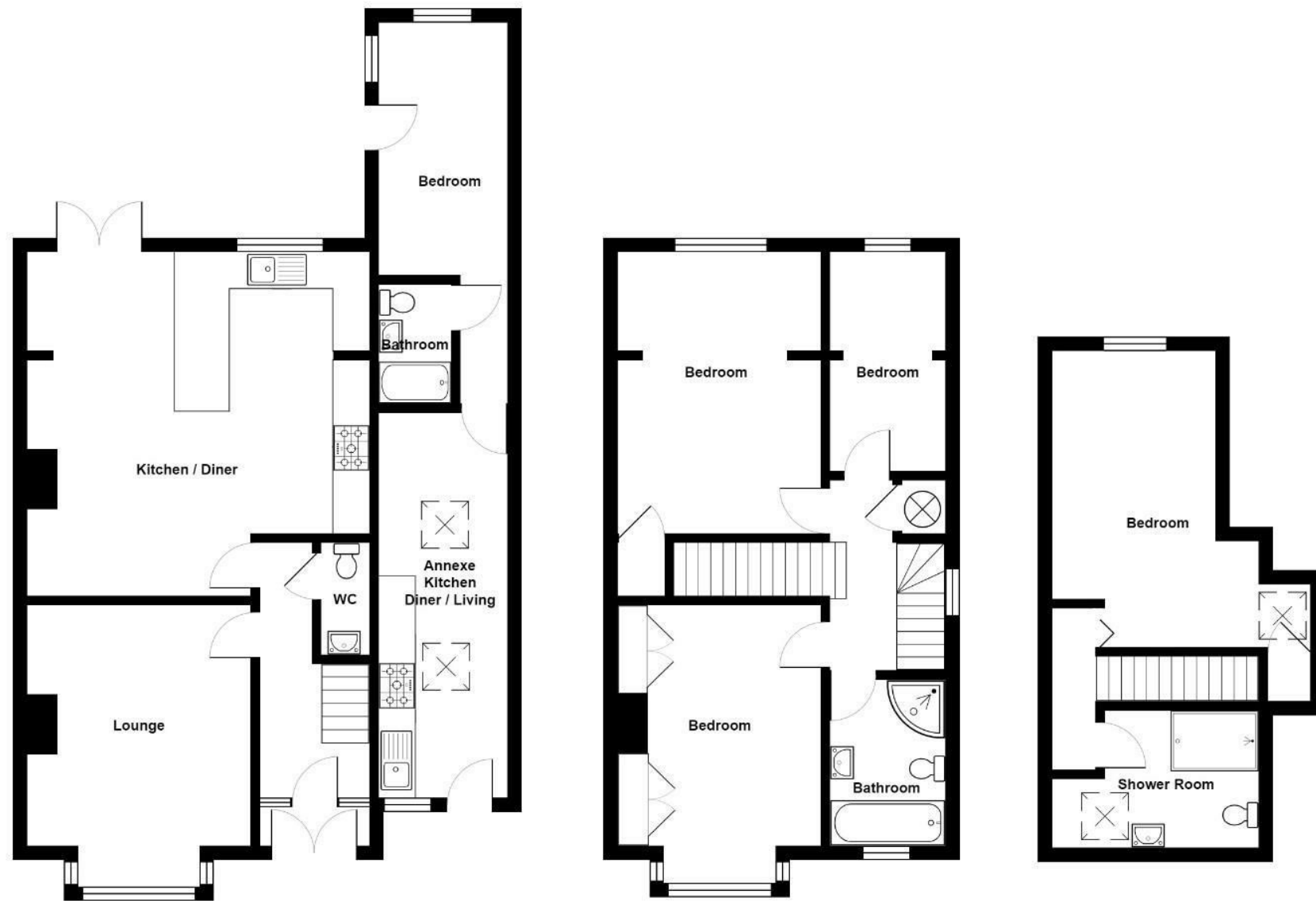
### Bathroom 6'5" x 4'0"

Luxury white suite of close coupled w.c. and vanity wash basin, panelled bath with a built in thermostatically controlled shower, concertina screen along side, splash back tiling, stone effect vinyl floor covering.

### Bedroom 1 15'1" x 7'4"

Radiator, dual aspect UPVC double glazed windows to side and rear, UPVC double glazed door onto the rear garden.

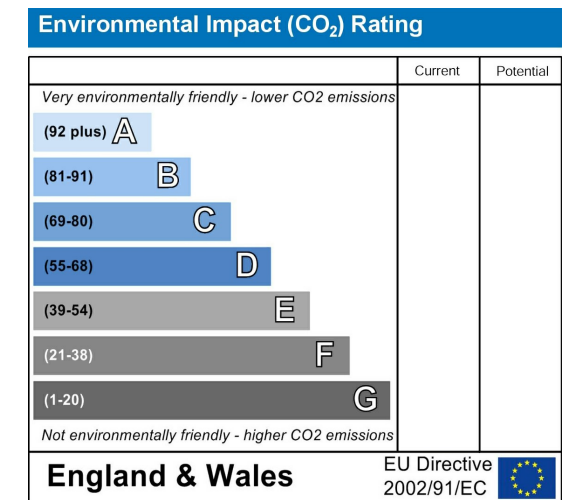
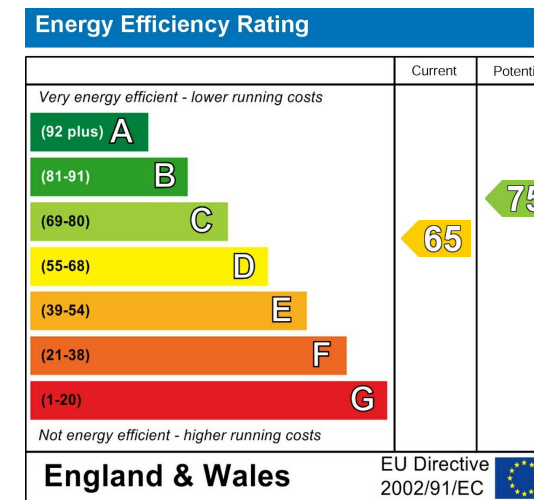
Tenure: Freehold  
Council Tax Band: C



- Impressive and highly desirable family home with adjoining self contained annexe
- Ideal for a family with dependant/independent relatives
- Also suited to rental income potential
- Large 4 bedroom family home with double storey rear extension and roof conversion
- 1 Bedroom self contained annexe to the side
- Popular Stonebridge Park locality
- Superior open plan arranged Kitchen/Family/Dining room
- Many individual qualities and benefits
- Established rear garden
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.