

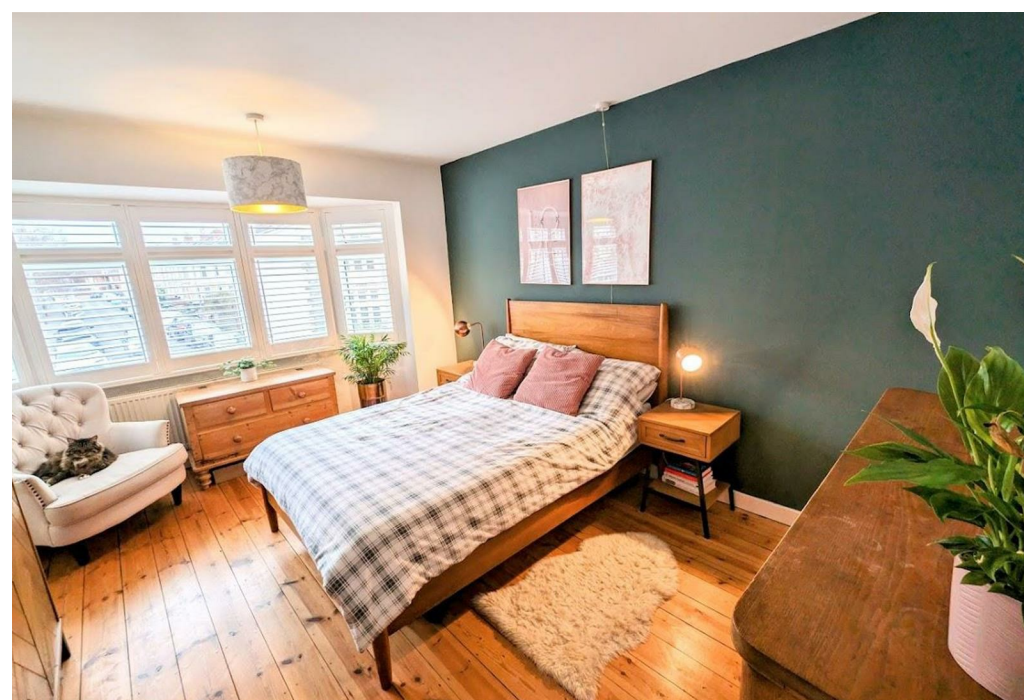
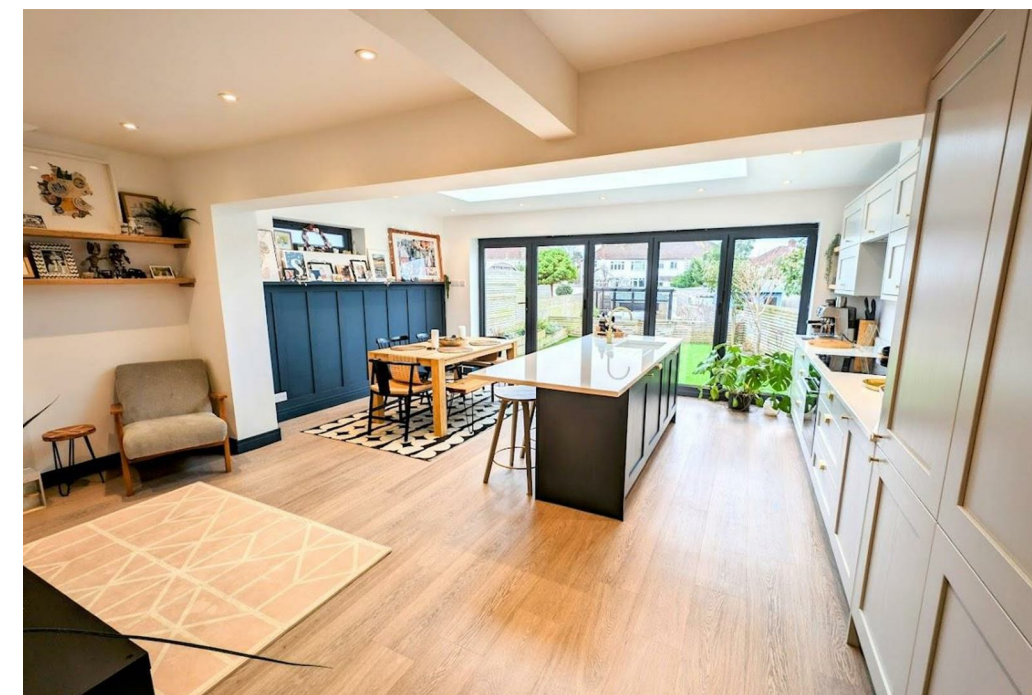


31 College Road,  
Bristol,  
BS16 2HP

£495,000



Rarely available - An exceptional 3 bedroom home of outstanding quality and benefit. This unique and hugely impressive home has been the subject of considerable modernisation, refurbishment and a dynamic rear extension from proud homeowners. This stunning home offers tremendous features and benefits including UPVC double glazed windows with tailored venetian shutters, a woodburning stove, separate Utility/cloakroom, luxury bathroom, generous landscaped rear garden and a 'showstopping' Kitchen/dining/breakfast room with solid quartz worktops, built-in appliances, a lantern roof, full width by-fold doors and bespoke solid wood cabinets. This home is likely to appeal to professionals and active families able to make the most of the rear garden, well proportioned accommodation presented to a high standard and ample parking/Garage features. This home is well placed to benefit from an ideal location close to Oldbury Court Estate parkland, directly opposite Avanti Gardens school and within walking distance of the many eating and drinking high spots of thriving Fishponds centre. Agreed Planning permission for loft conversion. Hunters Exclusive - recommended viewing.



## GROUND FLOOR

Contemporary entrance door into...

## SPACIOUS HALL

Staircase to first floor, under stairs cupboard, radiator, built in cupboard containing gas meters.

## LOUNGE 14'9" x 12'5"

Maximum overall into a UPVC double glazed bay window with purpose built window shutters, feature natural wood stripped floor, feature open fireplace with a solid wood surround and fitted multi fuel wood burning stove upon a slate laid hearth, radiator.

## UTILITY/CLOAKROOM 10'9" x 5'0"

Feature Karndean wood grain effect floor, radiator, one wall to wall fitted with contemporary wall and floor storage cupboards, natural wood black working surfaces with inset sink bowl and mixer taps over, door into...

## CLOAKROOM

White low level WC and wash basin, heated towel rail, feature Karndean wood grain effect floor, UPVC double glazed and frosted window to exterior.

## SPECTACULAR KITCHEN/BREAKFAST/DINING ROOM 19'1" x 17'4"

A stunning room with a bespoke range of solid wood fronted wall, floor drawer and larder storage cupboards with drawers supplied and fitted by Downend Kitchens. Impressive solid Quartz working surfaces and island breakfast bar (supplied by Avon Marble) with sink and mixer taps over, feature Karndean wood grain effect floor, numerous integrated appliances to include an induction 5 element glass topped hob with concealed extractor above, built in hot point oven, impressive lantern roof and windows, concealed ceiling spotlights, full width aluminium framed and double glazed bi-fold windows providing outstanding views and access onto the rear garden and beyond.

## FIRST FLOOR

### SPACIOUS LANDING

Access to roof space, purpose built floor storage cupboards.

### BEDROOM 1 14'9" x 11'1"

Feature natural wood stripped floor, maximum dimension into a UPVC double glazed bay window with purpose built window shutters, radiator.

### BEDROOM 2 12'5" x 9'1"

Dimension to exclude one wall to wall fitted with purpose built wardrobes (containing a wall mounted Worcester gas fired boiler for domestic hot water and central heating, radiator, feature natural wood stripped floor, UPVC double glazed window with lovely elevated views onto the rear garden.

### BEDROOM 3 9'4" x 7'4"

Feature natural wood stripped floor, UPVC double glazed window with purpose built window shutters, radiator.

### BATHROOM 7'2" x 5'4"

Luxuriously appointed with a stunning white suite of low level WC, pedestal wash basin and P-shaped bath with a built in thematically controlled Tropical shower and screen alongside, feature splash back tiling, extractor fan, heated towel rail, UPVC double glazed and frosted window to rear.

## EXTERIOR

### GARDEN

The impressive landscaped rear garden offers an initial slate paved patio leading onto an area of astro turf lawn with raised timber framed borders on one side with numerous shrubs and flowering plants. Additional well maintained flower beds with young specimen trees. A timber gate and open fencing leads onto a decorative gravelled and timber edged pathway with various beds on either side for fruit and vegetable growing. To onside of this area there are cherry apple and pear trees alongside various herbs. At the far end of the rear garden there is an additional slate paved patio with timber Pergola and decorative screening, a slate laid path and wrought iron gates leads to this property.

### OFF STREET PARKING

Directly in front of the property is a dual parking space for 2 vehicles on a brick block laid hard standing.

### GARAGE 17'3" x 9'1"

Located within the rear garden boundary is the detached garage with up and over door opening on to a rear unmade laid. Windows to the rear and side, pedestrian door leading onto the rear garden.

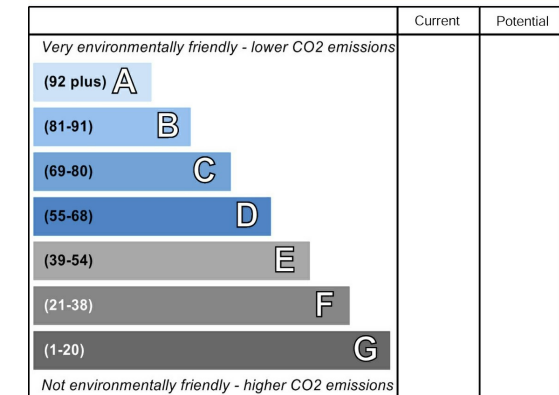
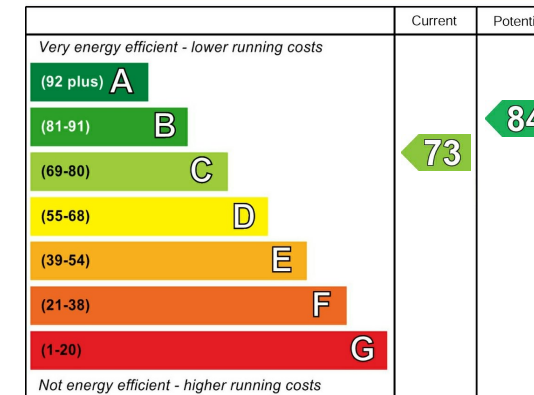
Tenure: Freehold  
Council Tax Band: C



- Superior home opposite Avanti Gardens school
- Unique and hugely rewarding with outstanding comfort and style
- Spectacular bespoke Kitchen extension with Lantern roof
- Beautifully presented and modernised throughout
- Unexpected move - Job relocation
- Many features including wood burner, luxury bathroom and sep Utility/Cloaks
- Landscaped garden with purpose built seating and fruit/vegetable plots
- Dual driveway parking and detached garage
- A rare and impressive home throughout
- Hunters Exclusive - recommended viewing

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<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.