

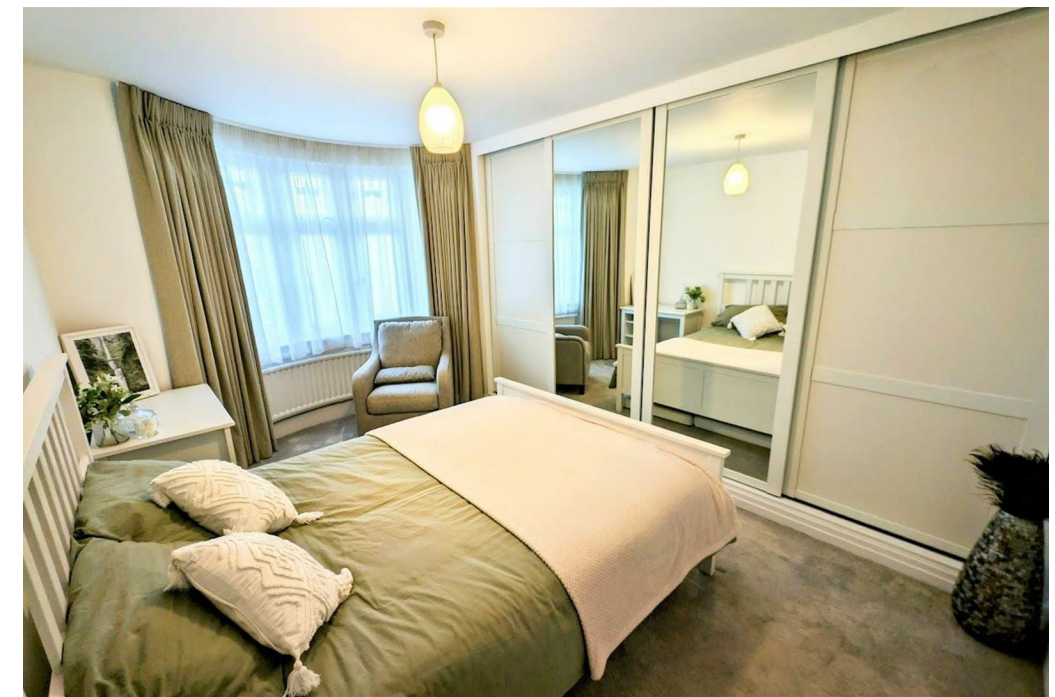


Symington Road, Bristol, BS16 2LL

£495,000

3 1 2 D

A highly distinctive and significant 1930's 3-bedroom home with outstanding quality, comfort and style. This unique and hugely impressive home has been the subject of considerable modernisation and refurbishment and features a range of dynamic features including a superb open plan Kitchen/Breakfast/Family room leading onto a landscaped rear garden with Garden studio/gym and open sided garage, offering outstanding potential (subject to approvals). This stunning home promotes a lovely atmosphere and high level of comfort with benefits including UPVC double glazed windows (many with stained and leaded glazed details), a woodburning stove, separate Cloakroom, luxury Bathroom and a 'showstopping' Kitchen/Breakfast/Family room and a unique Garden studio/office/gym. 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. This home is well placed to benefit from an ideal location close to Oldbury Court Estate parkland, Avanti Gardens school and within walking distance of the many eating and drinking high spots of thriving Fishponds centre. Hunters Exclusive - recommended viewing.



The impressive and tastefully decorated accommodation which features many contemporary timber effect internal doors (all measurements are approximate)

GROUND FLOOR

Feature Georgian style entrance door with UPVC double glazed frosted stained and leaded glass fixed windows alongside and over into...

RECEPTION HALL

Radiator, staircase to first floor with storage cupboard beneath and natural wood stripped hand rail, feature natural wood effect vinyl flooring, radiator.

CLOAKROOM

White suite of low level WC and wash basin with twin cupboards beneath, UPVC double glazed and frosted window to side, extractor fan.

LOUNGE 14'7" x 11'2"

Contemporary real flame log effect gas fire, minimum dimension excluding alcoves, dimension maximum overall to include a UPVC double glazed bay window with feature stained and leaded glazed features, radiator.

OPEN PLAN arranged KITCHEN/BREAKFAST/FAMILY ROOM 18'11" x 21'2"

FAMILY ROOM/SECOND SITTING ROOM 12'4" x 11'1"

Feature wood burning stove, timber effect vinyl floor, radiator, wide openings into the dining room and kitchen.

DINING ROOM 11'9" x 7'10"

Radiator, velux skylight, timber effect vinyl flooring, twin UPVC double glazed French doors leading onto the rear garden, opening into..

KITCHEN 16'9" x 7'1"

Minimum dimension fitted with a compressive range of contemporary shaker style wall, floor and drawer storage cupboards to incorporate a integrated fridge/freezer, Neff double oven/microwave, Neff slimline dishwasher, inset Neff 5 element gas hob and Neff extractor fan above, feature natural wood block working surfaces with an inset China sink with mixer taps over, space for washing machine, velux skylight, UPVC double glazed window with a lovely aspect onto the rear garden.

FIRST FLOOR LANDING

Feature stained and leaded glazed decorative window to side, access to a boarded and insulated roof space via wooden pull down ladder, wall mounted combination gas fired boiler for domestic hot water and central heating, built in floor storage cupboards, digital heating thermostat.

BEDROOM 1 14'8" x 9'2"

Maximum overall into a UPVC double glazed bay window with feature stained and

leaded glazed details, dimension maximum to exclude one wall to wall fitted with sliding door and mirror fronted wardrobes, radiator.

BEDROOM 2 12'5" x 8'9"

Minimum overall to exclude one wall to wall fitted with feature sliding door and mirror fronted wardrobes, radiator UPVC double glazed window to rear with pleasant open outlook.

BEDROOM 3 8'8" x 7'3"

UPVC double glazed window to front with feature stained and leaded glazed feature details, radiator.

BATHROOM 7'3" x 6'7"

Luxuriously appointed with a white suite of feature tiled paneled bath with matching wall and floor tiles, pedestal wash basin and low level WC, heated towel rail, concealed ceiling spotlights, ceiling extractor, independent shower cubical with a integrated tropical shower.

EXTERIOR

OFF STREET PARKING/DRIVEWAY

Directly in front of the property is a brick laid hardstanding suitable for 2 cars parking. Electric Car charging point. Passage to the side leading into the rear garden, via wooden double gates.

GARAGE 23'6" x 10'0"

Within the rear garden boundary with a aluminium up and over door opening onto a side vehicular and gated access lane, brick built barbeque, brick laid floor, archway openings to one side providing direct access onto the rear garden.

GARDEN

Arranged almost exclusively to the rear of the property the lovely rear garden has been landscaped to form an initial covered terrace with feature flagstone effect paving ad pathway leading alongside a generous section of well tended lawn, side pedestrian gate leading to the side of the property, numerous young trees and shrubs at the far end of the rear garden there is an additional terrace alongside a brick edged border with numerous fruit trees and raised beds for fruit and vegetables.

GARDEN STUDIO/OFFICE/GYM 14'8" x 8'2"

Within the rear garden is a converted garage serving as a garden studio/office/gym. Power and light and broadband connection, UPVC double glazed French doors onto the rear garden, matching UPVC double glazed windows to side, timber grain effect laminate floor, twin velux roof windows, adjoining the studio as an additional store/workshop with stable door entrance, velux roof window, UPVC double glazed windows on 2 sides and power and light.



Tenure: Freehold
Council Tax Band: C

- A significant and highly rewarding 1930's semi detached home
- A stunning home with a lovely atmosphere, style and quality
- Eye catching open plan arranged Kitchen/Breakfast/Family room
- Thoroughly refurbished and tastefully modernised throughout
- Close to Oldbury Court parkland and Avanti School
- Ideal for a growing family and professionals
- Superb landscaped rear garden, Garden studio/office/gym, Garage and off street parking
- Walking distance from Fishponds' thriving High Street
- Call for OPEN HOUSE viewing events
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	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.

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