



Baileys Mead Road,
Stapleton,
BS16 1AE

£525,000

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Hunters are delighted to offer for sale this superb 4 bedroom detached modern property set within an exclusive development within a lovely gated cul-de-sac. This property would make a great family home with the benefit of being within walking distance to Colstons school. There is also easy access to the M32 and Bristol centre which is in easy reach. The property internally briefly comprises, to the ground floor, a generous lounge through to a dining area, a downstairs cloakroom and modern fitted kitchen/diner. to the first floor there are 4 good size bedrooms with master having an ensuite shower and a separate family bathroom. Further benefits include, gas central heating, off street parking, a lawned rear garden and an integral garage. The property is offered with no chain and vacant possession. We would recommend viewing this property to fully appreciate all that is offers.



ENTRANCE VIA

Paneled door to..

HALLWAY

Wood grain effect laminate floor, radiator, stairs to first floor.

CLOAKROOM

Low level WC, window to front, wall mounted wash hand basin with tiled splash back.

LOUNGE 13'11" x 12'3"

Window to front, radiator, wood grain effect laminate floor, coal effect fitted gas fire, opening into..

DINING ROOM 9'0" x 8'10"

Double glazed sliding doors to rear opening onto garden.

KITCHEN/DINER 15'7" x 10'11"

Window to rear, glazed paneled door leading to garden, radiator, modern fitted base and wall units with working surfaces incorporating a single bowl sink, fitted gas hob with oven below and extractor over, plumbing for dishwasher, space and area for table and chairs.

FIRST FLOOR LANDING

Radiator, access to loft space, cupboard housing hot water cylinder.

BEDROOM 1 16'11" x 8'9"

Window to front, radiator, fitted wardrobes.

EN SUITE SHOWER ROOM

Window to rear, contemporary suite comprising of cubical with overhead shower off main system, low level WC, pedestal wash hand basin, chrome effect fitted towel rail, partly tiled throughout.

BEDROOM 2 12'8" x 8'11"

Window to rear, radiator.

BEDROOM 3 10'5" x 8'11"

Window to front, radiator.

BEDROOM 4 11'6" x 6'6"

Window to front, radiator.

BATHROOM

Window to rear, modern suite comprising of paneled bath with shower and mixer tap, low level WC, pedestal wash hand basin, mostly tiled throughout.

EXTERIOR TO THE REAR

Paved patio adjoining property the remainder laid to lawn with lapwood fenced borders with pedestrian side access via gate leading to front.

EXTERIOR TO THE FRONT

Tarmacked area offering off street parking leading to integral garage.

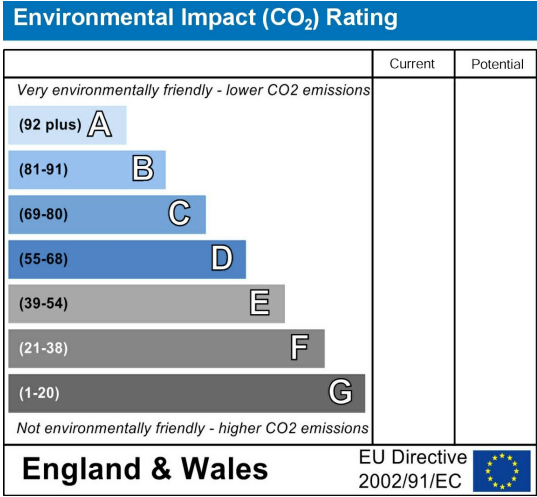
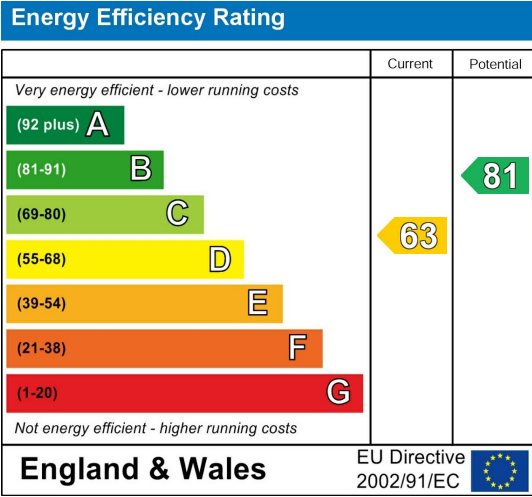
INTEGRAL GARAGE 17'1" x 8'5"

Power and light, up and over door, wall mounted Baxi boiler, plumbing for automatic washing machine.



Tenure: Freehold
 Council Tax Band: E

- 4 bedroom detached house
- Exclusive Baileys Mead development
- Within walking distance to Colstons school
- Lovley gated cul-de-sac
- Generous lounge into dining room
- Modern fitted kitchen/diner
- Integral garage and off street parking
- Master bedroom with ensuite shower room
- First floor bathroom and downstairs cloakroom
- Offered with vacant possession



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.