HUNTERS

HERE TO GET YOU THERE



14 Grove Road

Fishponds, Bristol, BS16 2BH

Offers In The Region Of £475,000









Hunters Estate Agents - Fishponds office are privileged to offer this exclusive and highly distinctive 3-bedroom semidetached home just off Thingwall Park, in Fishponds. This stunning home the subject of considerable modernisation and skilful refurbishments offers contemporary space with significant character and style ideally suited to professionals and growing families. This beautifully presented home offers many unique advantages and features to include a stylish open plan Kitchen/Dining room, Garden studio, Cloakroom, Off street parking, study/nursery alongside 3 generous Bedrooms. The property benefits from a lovely enclosed rear garden with a unique converted garden studio. Hunters Exclusive recommended viewing.



Entrance

Multi paned side entrance door into ...

Reception Hall

Feature natural wood stripped floor, purpose built floor storage cupboards, staircase to first floor, radiator, decorative and leaded fixed glazed window.

Cloak Room

White suite of corner wash basin and low level w.c. with Victorian style fittings, feature natural wood stripped floor, useful storage, decorative splash back tiling. Decorative glazed multi paned door into ...

Living Room 19'2" x 15'2" (5.85m x 4.63m)

Radiator, maximum overall into a UPVC double glazed bay window and alcoves, additional UPVC double glazed window to front, fireplace opening with a fitted wood burning stove upon a slate hearth.

Kitchen/Dining Room/Family Room 19'1" x 12'4" (5.83m x 3.76m)

Fitted with a comprehensive and contemporary range of timber fronted wall, floor and drawer storage cupboards with brushed steel effect handles to incorporate AEG double oven and inset hob, feature marble effect working surface, space for upright fridge/freezer, dishwasher and washing machine, attractive splash back tiling, single drainer sink unit with mixer taps over, triple aspect UPVC double glazed windows, feature vinyl floor, two space saver radiators, floor to ceiling height storage, UPVC double glazed sliding patio doors leading onto the garden.

First Floor Landing

Access into roof space.

Study/Nursery 5'11" x 4'3" (1.82m x 1.30m)

UPVC double glazed window to side.

Bedroom 1 12'11" x 10'10" (3.95m x 3.32m)

Radiator, UPVC double glazed window to rear with a lovely outlook over the rear garden, door into ...

En Suite Shower Room 7'9" x 4'0" (2.38m x 1.22m)

A white suite of low level w.c. vanity wash basin with cupboards storage beneath, independent walk in shower enclosure with a built in thermostatically controlled shower, splash back tiling and vinyl floor covering, UPVC double glazed and frosted window to rear, heated towel rail.

Bedroom 2 12'2" x 10'2" (3.72m x 3.11m)

Radiator, UPVC double glazed window to front, dimension to exclude two built in double wardrobes with ceiling height cupboards.

Bedroom 3 12'2" x 7'10" (3.72m x 2.39m)

Radiator, UPVC double glazed window to front.

Bathroom

Elegant white suite of tiled panelled bath with built in thermostatically controlled shower, pedestal wash basin, low level w.c. all with Victoria style fittings, splash back tiling, radiator, heated towel, recess containing a gas fired combination boiler for domestic hot water and central heating.

Exterior

Off Street Parking Space

Directly in front of the property is a generous concrete hard standing for 1 vehicle with timber edged and raised border to one side and decorative graveled surface with seating area and timber lean to store all within natural stone boundaries.

Garden

Arranged principally to the rear of the property providing an initial paved patio with log store to one side, a decorative archway leads onto a level lawn with colourful timber edged border on all sides leading to a section of raised decking with timber trellis over, further borders with a colourful display of flowering plants, shrubs and herbs, young apple. A particular feature of the garden is the "little blue house" (originally a lean to store) now refurbished and modernised throughout. (4.33m x 2.33m) This fully refurbished space includes a kitchenette with storage and sink, separate shower room with electric shower within a tiled recess, wash basin and low level w.c. splash back tiling, eye level UPVC double glazed window, twin UPVC double glazed windows with direct outlook onto the rear garden, under floor heating, velux roof window, insulated walls and ceiling.

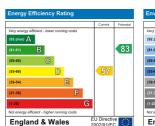
Area Map

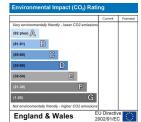


Floor Plans



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 reconnected or 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.