

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 212 Forest Road

Fishponds, Bristol, BS16 3QU

Offers In Excess Of £400,000



Hunters Estate Agents - Fishponds office are delighted to offer this superior 4 bedroom 3 storey home the subject of considerable refurbishment, modernisation and impressive roof conversion. This stunning home promotes a lovely atmosphere, character and considerable style. Ideally suited to a growing family or professionals the property has been tastefully developed with many standout features and benefits, to include a stylish contemporary kitchen, open plan into a Dining room, impressive roof conversion to present a Master bedroom with en-suite bathroom. There are 3 further bedrooms and a family bathroom on the first floor. An additional feature of the sale is the landscaped rear garden with covered seating area and Garden room/studio. Seldom available - Recommended viewing. Hunters Exclusive.



### Entrance

Contemporary Georgian style entrance door with leaded and feature glazed details into ...

### Hall

Natural wood stripped floor, radiator, stairs to first floor with useful recess beneath.

### Lounge 13'6" x 10'7" (4.13m x 3.25m)

Dimension maximum overall into UPVC double glazed bay window, picture rail, fireplace opening with a built in wood burning stove.

### Dining Room 14'0" x 9'4" (4.28m x 2.87m)

Feature laminate wood grain effect floor, two craftsman built floor to ceiling storage cupboards, radiator, maximum overall dimension to a rear bay with UPVC double glazed French doors onto the rear garden, space saver radiator, wide opening and feature breakfast bar into ...

### Kitchen 27'1" x 6'2" (8.27m x 1.89m)

Fitted with a comprehensive range of modern contemporary wall, floor and drawer storage cupboards with a built in Smeg oven, inset gas hob and extractor over, integrated compliances to include fridge, separate freezer and dishwasher, pull out recycling and wine storage unit, position suitable for a washing machine, UPVC double glazed window to rear over looking the rear garden, inset sink with mixer taps over.

### First Floor Landing

Staircase to top floor, feature natural wood stripped floor.

### Bedroom 2 11'7" x 10'9" (3.54m x 3.28m)

UPVC double glazed window to front, radiator.

### Bedroom 3 11'6" x 10'9" (3.53m x 3.29m)

UPVC double glazed window to rear with a lovely outlook over the rear garden, radiator, cupboard containing a gas combination boiler for domestic hot water and central heating.

### Bedroom 4 8'9" x 6'2" (2.67m x 1.89m)

Feature laminate wood grain effect floor, radiator, UPVC double glazed window to front, picture rail, access to roof space.

### Bathroom 6'0" x 5'5" (1.84m x 1.66m)

A white suite of tiled bath with a thermostatically controlled shower over, shower screen along side, low level w.c. pedestal wash basin, attractive tiled walls and floor, UPVC double glazed and frosted window to rear.

### Top Floor Landing

Velux roof window.

### Master Bedroom 1 17'11" x 8'7" (5.48m x 2.63m)

Large UPVC double glazed windows with an elevated view and outlook onto the rear garden, concealed ceiling spot lights, feature radiator, two velux roof windows to front roof profile, two under eaves storage cupboards, door into ...

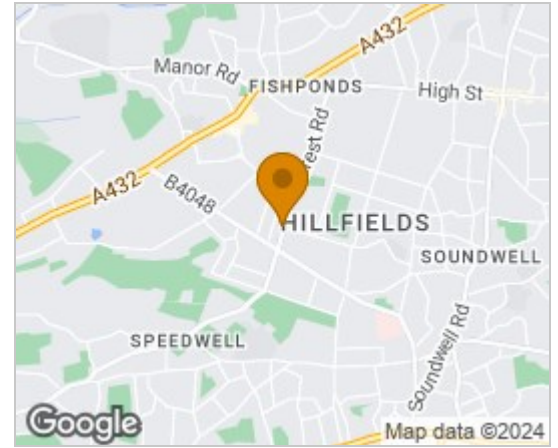
### Ensuite Bathroom 9'0" x 6'1" (2.75m x 1.86m)

Feature white suite of panelled bath, low level w.c. vanity wash basin with storage beneath, feature tiled walls and vinyl flooring, independent cubicle with a built in thermostatically controlled shower, UPVC double glazed window to rear, heated towel rail.

### Exterior

The garden is arranged principally to the rear of the property and a particular feature of the sale providing an initial covered seating area, storage and bench style seating, additional store to side with power. The rear garden beyond the covered seating area and paved patio extends onto a level section of lawn with a natural stoned paved path to one side leading to a rear pedestrian gate. At the far end of the rear garden there is a detached garden room/studio (2.71m x 2.50m) being timber framed and panelled internally, twin double French doors opening onto a decked surface, double glazed window to side, power and light.

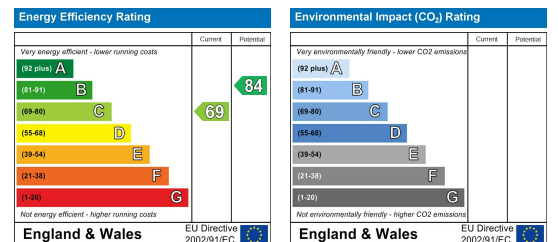
## Area Map



## 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 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.

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