



Slade Baker Way,
Bristol,
BS16 1QT

£470,000

 4  2  1  B

Hunters are very pleased to offer for sale this spacious 4 bedroom semi detached modern property located on an exclusive development within easy reach of the ring road, and motorway with good access to Bristol centre. Internally this practical home offers modern decorations throughout and would suit families or first time buyers. To the ground floor there is a stylish fitted kitchen, a generous lounge/diner with French doors and a downstairs cloakroom. To the first floor there are 3 bedrooms and a contemporary fitted bathroom. To the second floor there is the highly spacious master bedroom with ensuite shower room. Further benefits include gas central heating, double glazed windows, off street parking, an enclosed west facing rear garden and a good size garage. Internal viewing recommended!



ENTRANCE

Paneled door to...

HALLWAY

Stairs to first floor, tiled floor, under stairs storage, radiator, built in storage cupboard.

LOUNGE/DINER 16'0" x 13'8"

Radiator, UPVC double French doors to rear opening up onto rear garden.

KITCHEN 11'11" x 10'7"

UPVC double glazed window to front, modern stylish kitchen with base and wall fitted units with underlighting and working surfaces incorporating a one and quarter bowl sink, fitted gas hob with extractor over, separate oven and grill, integral dishwasher, fridge freezer and washing machine, tiled flooring.

CLOAKROOM

UPVC double glazed window to side, modern fitted with low level WC, wall mounted wash hand basin, radiator, tiled flooring.

FIRST FLOOR LANDING

Cupboard housing hot water cylinder, stairs to second floor, radiator, UPVC double glazed window to front.

BEDROOM 2 11'9" x 9'10"

UPVC double glazed window to rear, radiator.

BEDROOM 3 10'8" x 8'11"

UPVC double glazed window to front, radiator.

BEDROOM 4 11'0" x 5'11"

UPVC double glazed window to rear, radiator.

BATHROOM

Opaque UPVC double glazed window to side, luxury appointed with contemporary suite comprising of paneled bath with chrome effect fitted taps with fitted overhead shower off main system, sink into drawer unit, low level WC, chrome effect fitted towel rail, tiled flooring.

SECOND FLOOR

MASTER BEDROOM/BEDROOM 1 22'3" x 16'4"

Overall measurements with skylight to rear, UPVC double glazed window to front, radiator, storage into eaves.

EN SUITE SHOWER ROOM

Skylight to rear, contemporary suite with double tray having overhead shower, pedestal wash hand basin, decorative tiled splash back, low level WC, chrome effect fitted towel rail.

EXTERIOR TO THE REAR

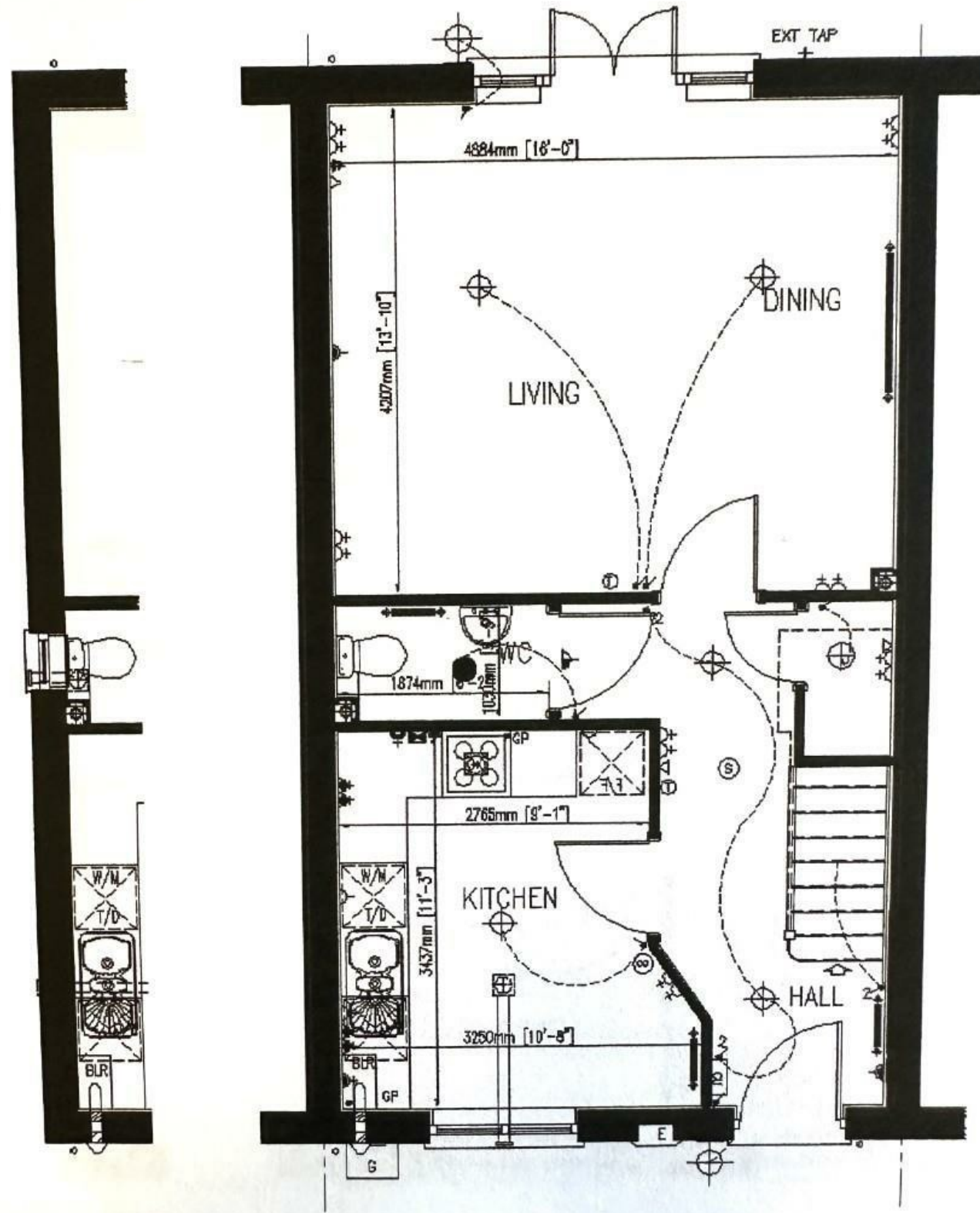
Generous enclosed West facing garden with lap wood fenced borders which is mainly laid to lawn with pave patio adjoining property and side access gate leading to driveway. There is also access to the garage, outside tap.

EXTERIOR TO THE FRONT

Modest garden and driveway offering parking for 2/3 vehicles leading to single garage and side access gate leading to garden.

SINGLE GARAGE 20'6" x 9'11"

Power and light, up and over door. up and over door.



Tenure: Freehold
Council Tax Band: D

- Spacious 4 bedroom semi detached modern property
- Exclusive Slade Baker Way
- Generous lounge/diner
- Good size west facing rear garden
- Stylish fitted kitchen
- Contemporary fitted bathroom
- Spacious single garage
- Modern decorations and well proportioned
- Ideal family home!
- Within easy reach of the motorway and Bristol centre

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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.