

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 26 Hilltop Road

Soundwell, Bristol, BS16 4RN

£387,000



Hunters are delighted to offer for sale this spacious extended 4 bedroom semi detached property. This lovely home would suit families or first time buyers and offers practical accommodation throughout. Internally to the ground floor there is a lounge/diner with French doors opening onto the garden, a contemporary fitted shower room and a modern fitted kitchen/diner. To the first floor there are 4 bedrooms and a luxury appointed bathroom. Further benefits include, gas central heating, double glazed windows, off street parking, a good size garage and a fabulous rear garden. We would highly recommend viewing this superb property to fully appreciate all that is on offer.



## Entrance

Via double glazed door to ...

Lobby 12'0" x 6'3" (3.68m x 1.92m)

Double glazed window to side, fitted radiator, tiled flooring.

## Shower Room

Modern shower suite with double shower tray with over head shower, low level w.c. pedestal wash hand basin, tiled throughout.

Lounge/Diner 23'6" x 10'2" (7.17m x 3.12m)

Overall measurement. Cross leaded double glazed window to front, French doors opening onto rear garden, natural wood fitted flooring, two fitted radiators.

Kitchen/Diner 8'1" widening to 15'1" x 17'11" (2.47m widening to 4.60m x 5.48m)

Cross leaded double glazed window to front, cross leaded double glazed window and French doors to rear, tiled flooring, modern fitted kitchen with a range of base and wall fitted units with rolled topped working surfaces incorporating a one and a quarter bowl sink, fitted gas hob with extractor over, separate oven and grill, integral fridge/freezer, dishwasher and washing machine, space and area for table and chairs.

## First Floor Landing

Over stairs built in cupboard, fitted radiator.

Bedroom 1 12'4" x 11'5" (3.77m x 3.48m)

Cross leaded double glazed window to front, fitted radiator, access to loft.

Bedroom 2 10'3" x 8'2" (3.14m x 2.51m)

Cross leaded double glazed window to rear, fitted radiator.

Bedroom 3 13'2" x 7'9" (4.03m x 2.38m)

Cross leaded double glazed window to front, fitted radiator.

Bedroom 4 7'6" x 7'2" (2.30m x 2.20m)

Fitted radiator, cross leaded double glazed window to rear.

## Bathroom

Double glazed window to side, sky light, wall mounted heated towel rail x 2, luxury appointed contemporary suite with panelled bath, chrome effect fitted taps, over head shower which runs off the mains system, sink into drawer unit, low level w.c. bidet, tiled throughout.

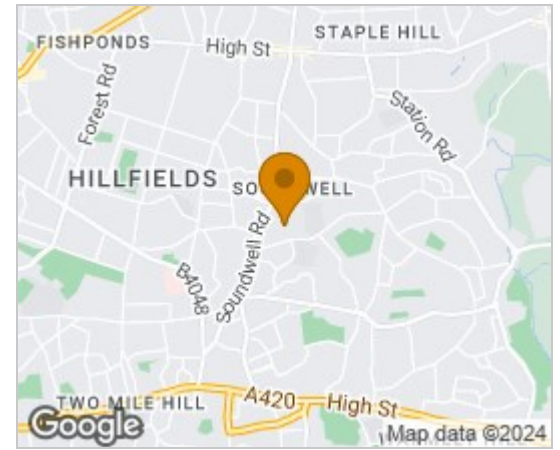
## Exterior

To the rear has a lovely enclosed garden with lapwood fenced borders with paved patio, the remainder is laid to lawn. To the front is mainly laid to tarmac offering off street parking for several vehicles leading to garage.

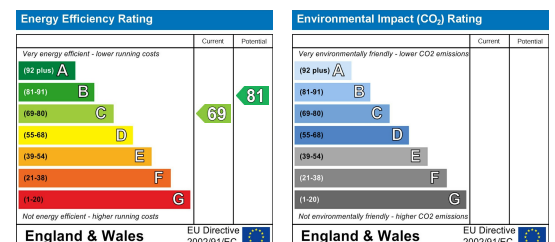
Garage 15'1" x 10'0" (4.61m x 3.05m)

Up and over door, power and light, wall mounted gas combination boiler serving central heating and hot water.

## Area Map



## 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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