



73 Stonebridge Park

Eastville, Bristol, BS5 6RP

Offers In The Region Of £475,000



Hunters Estate Agents - Fishponds office are privileged to offer this outstanding 1930's semi detached 3 bedroom home offered in pristine condition, complete with many original features, considerable charm and practical 'Family sized' accommodation, with potential (subject to permissions). This desirable home should appeal to professionals and young families alike. The property is approached via a brick laid hardstanding/off street parking for at least 2 cars. On the first floor there are 3 bedrooms and a luxury white bathroom. On the ground floor there is a principle Reception alongside an impressive open plan arranged Kitchen/Breakfast/Dining room. The Garden is arranged to the rear of the property having a lovely south facing aspect, impressive views and access to a Cellar Studio with great potential for a variety of purposes. This lovely home has been maintained to a high standard, complete with appealing style and comfort. The property also enjoys unique views across the generous rear garden, Clay Bottom allotments and Royate Hill local nature reserve. The property is well placed for those requiring open space. Nearby Eastville Park and Ridgeway Road fields stand within walking distance. The Bristol/Bath cycle path enables good access to the Easton/Greenbank Community along with the City centre. Hunters Exclusive - Call FISHPONDS office for OPEN HOUSE event viewing appointments.



Entrance

Composite multi paned entrance door into...

Hall

Feature natural wood stripped floor, cupboard containing electric fuses, radiator, dado rail, staircase to first floor with useful cupboards beneath, plumbing for washing machine, window to side.

Lounge 14'8" x 12'0" (4.49m x 3.67m)

Dimension maximum overall into a bay window and alcoves. Feature stained and leaded glazed windows, feature natural wood stripped floor, period timber fireplace surround with a built in wood burning stove upon a black marble hearth, picture rail, radiator.

Open Plan Kitchen/Breakfast/Dining Room 13'3" x 18'4" (4.04m x 5.60m)

Fitted with a comprehensive range of Shaker cream fronted wall, floor and drawer storage cupboards with stylish stainless steel effect handles to feature a Range Master cooker, feature natural wood block working surfaces with inset china sink, feature natural wood stripped floor, fitted over head extractor fan above the range cooker position, space for fridge/freezer, feature fireplace surround with an inlay tiled and matching hearth, radiator, UPVC double glazed window with lovely open outlook, UPVC double glazed French doors onto the the raised timber balcony leading directly to the garden.

First Floor Landing

Bedroom 1 14'8" x 11'10" (4.49m x 3.63m)

Bay window with feature stained and leaded glazed details, purposed built shutters, radiator, dimension also maximum into alcoves.

Bedroom 2 13'3" x 10'10" (4.05m x 3.31m)

Dimension maximum overall into alcoves and to include a built in shelved cupboard. Radiator, UPVC double glazed window to rear with fantastic far reaching views, radiator, attractive natural wood fireplace with inlay glazed tiles, picture rail.

Bedroom 3 8'10" x 7'1" (2.71m x 2.17m)

Feature natural wood stripped floor, UPVC double glazed window with fantastic views, radiator, picture rail.

Bathroom 6'0" x 6'2" (1.84m x 1.90m)

Luxury appointed with a white suite of P shaped bath with mixer shower attachment over, glazed shower screen along side, low level w.c. pedestal wash basin, heated towel rail, access to roof space, feature stained and leaded glazed window to front.

Exterior

Off Street Parking

Directly in front of the property is a brick laid hard standing suitable for off street parking of vehicles.

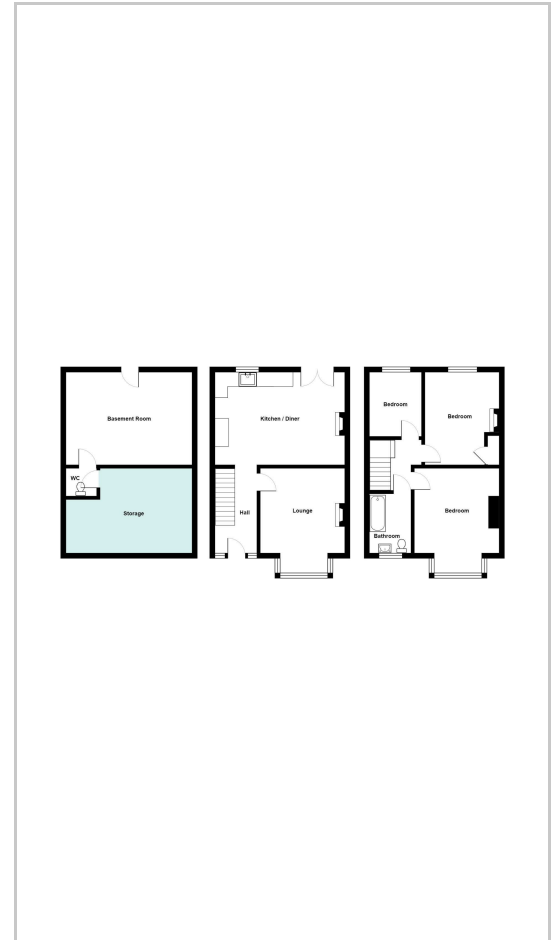
Garden

Arranged principally to the rear of the property and a particular feature of the sale. From a covered seating area beneath the raised timber balcony a flag stone effect pathway extends through two sections of gently sloping lawn with a wide border to one side and mature fruit trees. At the far end of the rear garden there is a section of paved patio/terrace with timber shed to one side directly adjoining allotments. Concrete laid steps to the side of the property lead to the front of the house via a pedestrian gate. In the rear garden and with access beneath the balcony is the cellar/studio (3.90m x 3.89m) providing outstanding potential and arrange of used to include office space, gym, play room and other purposed subject to the necessary permissions. Within the studio is a working surface with inset single drainer sink unit, space for fridge, power and light, cupboard containing a combination gas fired boiler for domestic hot water and central heating, radiator, door into separate w.c. with covered door access way sub floor storage area.

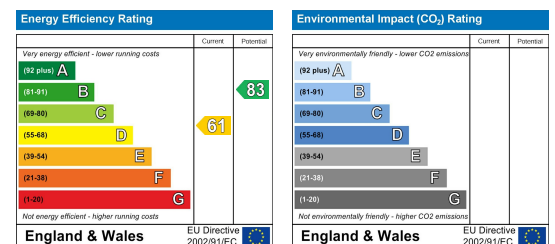
Area Map



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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