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1 Brook Lane, Bristol, BS16 1EA

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£625,000



Hunters Estate Agents - Fishponds Office are delighted to offer this highly distinctive and impressive period 4 bedroom home within a desirable location surrounded by open green spaces. This home is situated on Brook Lane, a pretty no through unadopted lane, close to the Frome Valley and Snuffs Mills. This impressive home is in a Conservation area and is situated on the edge of expansive green space surrounding the Frome Valley and River Frome. The open feel to the area is rarely found in such a relatively central city location with an abundance of greenery, trees and wildlife on the doorstep.

The Snuff Mills, Stoke Park and Oldbury Court Heritage Estates are superb green spaces in immediate reach, great for walking. The neighbouring suburb of Fishponds provides excellent shopping, café, nightlife and recreational facilities, which are all within a relatively short distance. The Stapleton address is very convenient for commuters with ease of access to the M32, M5 and M4 motorways, as well as just being a short cycle, drive or bus journey into the city centre. The area benefits from several tarmacked cycle paths which provide traffic free routes. Hunters Exclusive - recommended viewing.



Entrance

Natural wood entrance door into entrance lobby, feature laminate wood grain effect floor, inner multi paned door into ...

Hall

Staircase to first floor, shelved under stairs cupboard, radiator, built in shelved cupboard with electric fuse box.

Shower Room 9'7" x 3'6"

Luxury white suite of close coupled low level w.c. wash basin, tiled enclosure with a fitted shower and screen, heated towel rail, attractive splash back tiling, two frosted glazed windows to side.

Second Sitting Room/Bedroom 5 12'11" x 10'7"

Multi paned window to side, multi paned French doors opening onto the garden, radiator.

Lounge 14'8" x 12'11"

Feature natural stone fireplace with a solid timber beam, quarry tiled hearth and built in log burning stove, feature laminate wood grain effect floor, two multi paned windows with outlook onto the garden, radiator.

Dining Room 12'11" x 11'4"

Feature laminate wood grain effect floor, feature cast iron fireplace with a timber surround and slate effect tiled hearth, multi paned window to front overlooking the garden.

Kitchen/Breakfast Room 18'7" x 8'11"

Fitted with a comprehensive range of pastel green fronted wall, floor and drawer storage cupboards, working surfaces with an inset sink with mixer taps over, quarry tiled floor, space for cooker, washing machine, fridge and dishwasher, floor fitted Worcester Oil fired boiler for domestic hot water and central heating, attractive splash back tiling, radiator, dual aspect multi paned windows to front and side.

First Floor Landing

Spacious L shaped landing, two radiators, access to roof space, built in shelved airing cupboard with hot water cylinder.

Master Bedroom 1 15'2" x 12'11"

Dimension maximum overall to include a walk in wardrobe, two radiators, triple aspect multi paned windows with open views of the surroundings, feature beamed ceiling.

Bedroom 2 12'6" x 9'8"

Access to roof space, dual aspect multi paned windows with a lovely open view across open green space and gardens, radiator.

Bedroom 3 14'9" x 9'0"

Two multi paned windows with pleasant elevated views onto the garden.

Bedroom 4 11'7" x 8'10"

Dimension maximum overall. Multi paned window with pleasant outlook onto the garden, display alcove, fitted shelves to recess, radiator, access to roof space.

Family Bathroom 9'1" x 5'5"

Luxury appointed with a white suite of panelled bath with fitted shower over, pedestal wash basin, low level w.c. heated towel rail, attractive splash back tiling, feature laminate wood grain effect floor, multi paned and frosted glazed window to side.

Exterior

The extensive garden offers a combination of gently sloping lawns and flag stone paved pathways and terrace together with many mature shrubs and young trees providing privacy and natural stone raised borders with established planting.

Off Street Parking/Driveway

Directly in front of the garden is a generous area of decorative graveled hard standing/approach suitable for the parking of several vehicles via a wood five bar gate.

Tenure: Freehold
Council Tax Band: D



- Highly distinctive period 4 bedroom house
- A fine home ideally suited to growing families and professionals alike
- Descreet location close to the Frome Valley/Snuffs Mills
- Lovely no through lane
- Neighbouring open green spaces
- Abundant cycle paths and walking routes
- A charming and well proportioned home with character
- Impressive natural stone elevations
- Secluded gardens and generous gravelled driveway/hardstanding
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	55	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.