



Colston Dale, Stapleton, BS16 1TR

£355,000

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Hunters are delighted to offer for sale this immaculate 3 bedroom mid terrace property commanding stunning views to the rear located on the highly popular Trendlewood Park development. This beautifully presented property would make a great first time buyer or young family home and is located within a position close to pedestrian access ways with open walks taking you to various parks including Eastville, Oldbury Court and Snuff Mills. Internally this light and airy property offers great space with practical accommodation briefly comprising to the lower ground floor a generous lounge with fabulous rear open views onto nearby trees and park land. To the upper ground floor there is a kitchen/diner and cloakroom. To the first floor there are 2 good size bedrooms both with rear views. To the 2nd floor you will find the master bedroom with a contemporary fitted ensuite shower room and separate luxury appointed bathroom. Further benefits include, a single garage, gas central heating, Upvc dg windows, a front garden and a low maintenance rear garden. Internal viewing highly recommended!



ENTRANCE

UPVC double glazed door to inner vestibule with stable style door leading to...

HALLWAY

Radiator, tiled flooring, stairs to first floor and stairs to lower ground floor.

CLOAKROOM

Opaque double glazed window to rear, low level WC, wall mounted wash hand basin with with cupboard below, wood grain effect laminate floor.

KITCHEN/DINER 16'2" x 9'5"

UPVC double glazed window to front, tiled floor, radiator, stylish fitted kitchen with a good range of base and wall fitted units with decorative tile splash back, incorporating a one and quarter bowl sink, space for oven (existing oven will stay) wine rack (not used) integral dishwasher (not used) fitted cupboard housing Vaillant gas combination boiler serving central heating and hot water, plumbing for automatic washing machine, space for fridge/freezer, space and area for table and chairs

LOWER GROUND FLOOR LEVEL

SPACIOUS LOUNGE 15'10" x 13'2"

UPVC double glazed sliding doors to rear having stunning open views onto nearby trees and park land, 2 radiators, under stairs built in storage cupboard.

FIRST FLOOR LANDING

Stairs to second floor, access to loft space.

BEDROOM 2 13'2" x 8'11"

UPVC double glazed window to rear having stunning views and open aspect onto nearby park and trees, radiator.

BEDROOM 3 10'1" x 6'8"

UPVC double glazed window to rear having pleasant outlook and views onto nearby park and trees, radiator.

SECOND FLOOR LANDING

Built in storage cupboard, access to roof space. (The house has two separate loft spaces)

BEDROOM 1 12'2" x 9'7"

UPVC double glazed window to front, varnished wood flooring, radiator, built in wardrobe.

EN SUITE SHOWER ROOM

Contemporary fitted with cubical having overhead shower off main system,

wall mounted wash hand basin with chrome effect mixer taps, low level w.c. decoratively tiled throughout.

BATHROOM

Luxuriously appointed comprising of paneled bath with chrome effect centre mixer tap, overhead electric Creada shower, pedestal wash hand basin with chrome effect mixer tap, low level WC, tiled flooring.

EXTERIOR

TO THE REAR

Good size enclosed garden with large timber decked area adjoining the property with further areas laid to decking and artificial grass with pedestrian access gates to rear leading onto a pedestrian access lane. The garden enjoys panoramic and open views onto nearby trees and park land.

TO THE FRONT

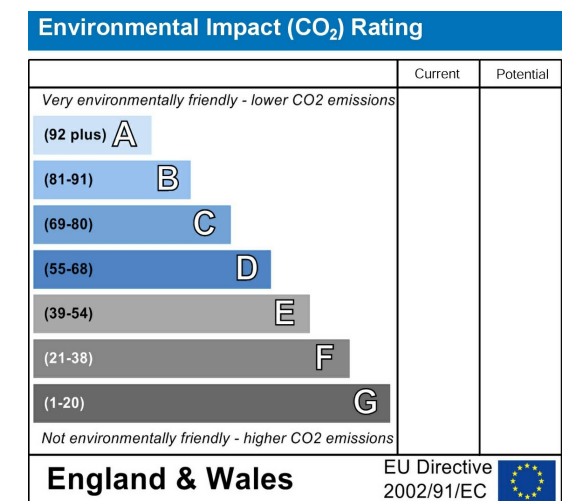
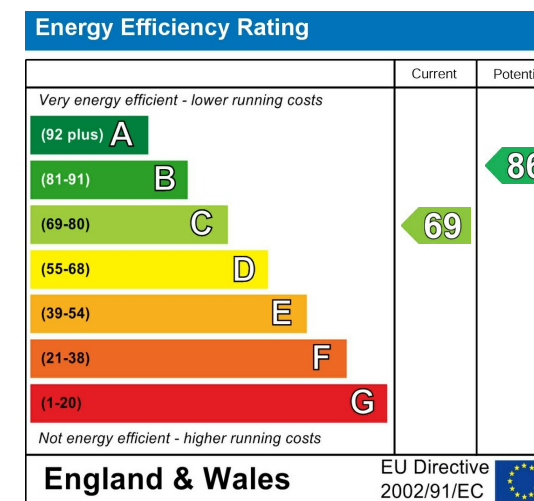
Has block paved area with steps down leading to front door. The front garden has various attractive and mature planting with species rich lawn access to single garage.

DETACHED GARAGE 16'10" x 8'0"

Up and over door, side window to rear.

Tenure: Freehold
Council Tax Band: C

- Fantastic 3 bedroom mid terrace property
- Generous lounge with stunning views
- Very well presented interior
- Spacious rooms throughout
- Great first time buyer or family home!
- Close to open walks leading to various parks
- Contemporary ensuite and separate luxury appointed bathroom
- Modern fitted kitchen/diner
- Downstairs cloakroom
- Enclosed rear garden and downstairs cloakroom



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.