

# HUNTERS®

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## 11 Poplar Place

Fishponds, Bristol, BS16 3QH

Offers In The Region Of £425,000



Hunters Estate Agents – Fishponds office is delighted to offer this individual architect designed 1980's detached home with double garage within a discreet backwater location. Originally constructed as a 3-bedroom property this spacious and highly adaptable home offers outstanding space and many unique features and benefits. Offered with no upward chain this unique property comprises a spacious Hall, Cloakroom, L-shaped Lounge/Dining room and large Kitchen/Breakfast room. On the first floor there is a galleried landing, generous Bathroom with independent shower and a Master Bedroom. Bed 2 and Bed 3 have been modified to form 1 larger Bedroom (this could be reversed to form 2 Bedrooms (subject to Building regulations approval). The property is accessed over an unadopted lane, leading to a tarmac driveway enabling off street parking directly in front of a Double Garage. The garage adjoins the property and could be converted to form additional accommodation/Granny Flat (subject to the necessary approvals). The property requires a general range of cosmetic improvements. This property provides outstanding scope for a growing family. Hunters Exclusive - Recommended viewing



## GROUND FLOOR

UPVC sliding entrance door into entrance porch, UPVC double glazed and frosted door and matching fixed windows alongside into...

## SPACIOUS HALL

Radiator, open tread staircase to first floor, built in coat cupboard, door into...

## CLOAKROOM 13'0" x 6'3" (3.97m x 1.91m )

Maximum overall with pedestal wash basin, radiator, separate door into a separate WC, radiator, built in shelved cupboard, splash back tiling, UPVC double and glazed and frosted window to side.

## IMPRESSIVE L SHAPED LOUNGE/DINING ROOM 22'9" x 17'8" (6.94m x 5.40m )

Maximum average overall into a rear bay with UPVC double glazed sliding patio doors onto the rear garden, dual aspect UPVC double glazed window to side and rear, two radiators, feature fireplace with a built in rear coal effect gas fire (not tested) two wall light points, serving hatch to kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM 18'6" x 10'9" (5.66m x 3.28m )

Fitted with a comprehensive range of dark wood effect wall, floor and drawer storage cupboards to incorporate rolled edged working surfaces and single drainer stainless steel sink unit, vinyl floor covering, radiator, dual aspect UPVC double glazed windows to front and rear, space for washing machine, fridge and freezer, built in gas hob, splash back tiling, door into...

## REAR HALL 8'11" x 2'11" (2.73m x 0.91)

Wall mounted Ideal W2000 gas fired boiler for domestic hot water and central heating, electric fuses, fitted coat hooks, UPVC double glazed and frosted door leading onto the rear garden.

## FIRST FLOOR

### GALLERIED LANDING

Access to a boarded and insulated roof space via a aluminum pull down ladder, built in shelved cupboard.

### BEDROOM 1 14'4" x 9'8" (4.39m x 2.95m )

Dual aspect UPVC double glazed windows to side and rear, built in airing cupboard with hot water heater, built in single door wardrobe.

### BEDROOM 2 18'7" x 11'5" (5.67m x 3.49m )

Formally arranged as 2 bedrooms. (Bedroom 2 (3.49m x 2.70m) approximate estimate and Bedroom 3 (3.49m x 2.80) approximate estimate) Dual aspect UPVC double glazed windows to side and rear, 2 radiators, built in single door wardrobe. Potential exists to adapt this room and reform the original 2 bedrooms (subject to building regulations approval).

### BATHROOM 10'9" x 8'4" (3.28m x 2.56)

White suite of timber paneled bath with mixer shower attachment over, vanity wash basin with cupboard storage beneath and low level WC, independent cubical with a built in Mira thermostatically controlled shower, vinyl floor covering, radiator, UPVC double glazed and frosted window to front, splash back tiling.

## EXTERIOR

The property is approached over an unmade unadopted lane leading onto a tarmacked surface leading to the property. Directly in front of the house and garage are wrought iron gates opening onto tarmacked surfaces suitable for the off street parking of two vehicles.

### DOUBLE GARAGE 16'6" x 16'0" (5.03m x 4.90m )

Adjoining the property the double garage with electric and remotely operated up and open door, curtesy door opening into the house, rear UPVC double glazed door onto the garden, window to side, power and light, overhead storage, fitted working surface with inset sink unit.

## GARDEN

Arranged almost entirely to the rear of the property providing extensive areas of concrete laid pathways and paved stone patio terrace areas with raised brick edged borders on all sides stocked with a variety of flowering plants and shrubs. Outside tap, within the rear garden boundary is a garden workshop/studio (3.51m x 2.91m)

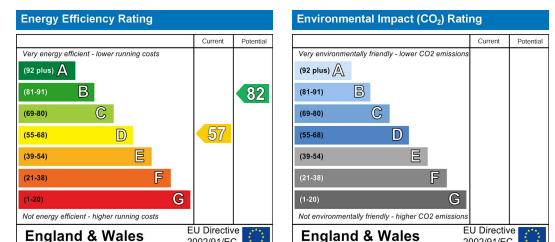
## Area Map



## 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.

764 Fishponds Road, Fishponds, BS16 3UA

Tel: 0117 965 3162 Email: [fishponds@hunters.com](mailto:fishponds@hunters.com) <https://www.hunters.com>