

HUNTERS[®]

HERE TO GET *you* THERE



48 Trendlewood Park

Stapleton, BS16 1TE

£375,000



Hunters are delighted to offer for sale this 5 bedroom property set within the popular Trendlewood Park development. This spacious home is offered with vacant possession and would suit many buyers to include, families, professionals or buy to let investors. Internally the property comprises to lower ground floor, a dining room and kitchen, to the ground floor there is a double bedroom and cloakroom, to the first floor there is a communal lounge, to the first floor there are a further 2 bedrooms and bathroom with another 2 bedrooms to the 3rd floor. Further benefits include dg windows, gas central heating, off street parking and a rear garden with further access. There is also currently a HMO license which expires 2025. Call Hunters, Fishponds for further information or to book a viewing.



A well proportioned accommodation which is arranged over numerous floors (all measurements are approximate)

GROUND FLOOR

UPVC Double glazed entrance door into...

ENTRANCE HALL

Frosted glazed door into central hall, built in coat cupboard, staircase to lower ground floor, separate stairs to first floor, integral door into garage.

BEDROOM 5 18'1" x 8'5" (5.52 x 2.59)

Upvc dg window to front, fitted radiator

CLOAKROOM

White low level WC with decorative seat, white inset wash basin with a vanity unit, radiator, fitted mirror.

LOWER GROUND FLOOR

DINING ROOM 12'2" x 7'4" (3.71 x 2.24)

Radiator, UPVC double glazed sliding patio doors onto the rear garden, built in louvred cupboard.

KITCHEN 12'3" x 7'10" (3.73 x 2.39)

Fitted with a range of timber effect wall, floor and draw storage cupboard with rolled edge working surfaces, vinyl floor covering, splash back tiling, inset gas hob and built in oven, single stainless steel sink unit, space for washing machine, fridge and separate upright fridge/freezer, wall mounted Baxi gas fire boiler for domestic hot water and central heating, UPVC double glazed and frosted door onto rear garden

FIRST FLOOR

LIVING ROOM 15'9" x 11'10" (4.8 x 3.61)

One wall to wall with large UPVC picture windows with tilt and turn features providing elevated far reaching views towards the city skyline. 2 radiators, short staircase to...

HALF LANDING

Radiator, built in shelves linen cupboard.

BEDROOM 1 12'4" x 9'4" (3.76 x 2.84)

UPVC double glazed window to front, radiator, built-in double wardrobe.

BEDROOM 2 12'4" x 6'1" (3.76 x 1.85)

Radiator, built in double wardrobe with built in draws beneath.

BATHROOM

White suite of panel bath, overhead shower off mains system, low level WC and pedestal wash basin, tiled floor, extractor, splash back tiling, radiator.

TOP FLOOR

BEDROOM 3 12'1" x 8'4" (3.68 x 2.54)

UPVC double glazed picture window with tilt and turn features offering far reaching views towards the city skyline and Stapleton village church, eye level built in double cupboard, radiator.

BEDROOM 4 9'0" x 7'0" (2.74 x 2.13)

Minimum to exclude door opening and recess with purpose built open wardrobe complete with draw storage unit, radiator, UPVC double glazed windows with tilt and turn features and far reaching views towards city skyline and Stapleton village church

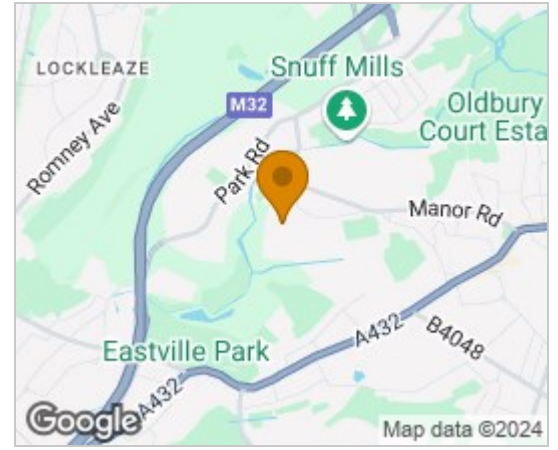
EXTERIOR

To the rear there is a paved patio adjoining the property the rest having both chippings and mature planting. There is a storage unit along with further pedestrian access via a rear gate.

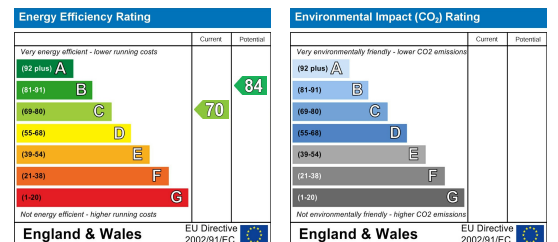
TO THE FRONT

To the front of the property there is off street parking via a driveway.

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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