

# HUNTERS®

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## 23 Dryleaze Road

Stapleton, Bristol, BS16 1HL

Offers In The Region Of £365,000



Hunters Estate agents - Fishponds office are delighted to offer this older style 3-bedroom semi-detached home within Dryleaze Road, moments from Begbrook School. This appealing home offered without chain provides spacious accommodation to suit professionals and young families alike. The property has been developed and extended to the rear to form a larger kitchen space alongside the creation of an ensuite shower room to the master bedroom. Requiring some minor cosmetic improvements. Standout features include a generous brick laid driveway, garage and large rear garden. This property is likely to attract early interest- viewing recommended. Hunters Exclusive.



Entrance  
Decorative composite entrance door with decorative stained and leaded glazed panel into ...

Hall  
Fitted coat hooks, radiator, staircase to first floor, multi paned door into ...

Lounge 12'10" x 10'0" (3.93m x 3.07m)  
Dimension maximum overall into UPVC double glazed bay window, cupboard containing gas meter, feature marble fireplace with built in real flamed coal effect gas fire, radiator, wide opening into ...

Dining Room 11'11" x 9'10" (3.65m x 3.01m)  
UPVC double glazed French door and matching windows onto the rear garden, a pleasant outlook onto same, picture rail, radiator, door into bathroom, multi paned door into ...

Extended Kitchen 14'5" x 7'3" (4.41m x 2.21m)  
Fitted with a comprehensive range of timber grain effect wall, floor and drawer storage cupboards with marble effect working surfaces, single drainer sink unit with mixer taps over, splash back tiling, dual aspect UPVC double glazed window to rear over looking the rear garden, tiled floor and splash back tiling, built in double oven and inset gas hob with concealed extractor fan above, wall mounted combination gas fired boiler for domestic hot water and central heating, radiator.

Bathroom 8'8" x 5'11" (2.66m x 1.81m)  
Dimension maximum overall. A white suite of paneled bath with a built in thermostatically controlled shower over, vanity wash basin and low level w.c. with wood effect seat, vinyl tiled floor, window to side.

First Floor Landing  
UPVC double glazed window to side.

Bedroom 1 12'3" x 13'0" (3.74m x 3.98m)  
Dimension maximum overall into a UPVC double glazed bay window, radiator, picture rail, door into ...

Ensuite Shower 5'4" x 4'7" (1.63m x 1.41m)  
A white suite of w.c. independent cubicle with a fitted electric shower, vinyl floor covering, extractor fan.

Bedroom 2 12'0" x 8'8" (3.66m x 2.66m)  
Dimension maximum overall to include one wall to wall fitted with built in wardrobes, radiator, UPVC double glazed window to rear, overlooking the rear garden, picture rail

Bedroom 3 8'10" x 7'3" (2.70m x 2.22m)  
Radiator, UPVC double glazed window to rear over looking the rear garden, picture rail, access to roof space.

Exterior  
Off Street Parking  
There is parking for at least two cars on the brick laid hardstanding directly in front of the property.

Garage 9'6" x 18'3" (2.91m x 5.57m)  
Power and light, electric meters, aluminum up and over door, rear pedestrian door onto the rear garden.

Garden  
Arranged principally to the rear of the property providing a paved patio extending onto a level generous lawn with graveled surfaces to one side of a path, further hardstanding for garden shed.

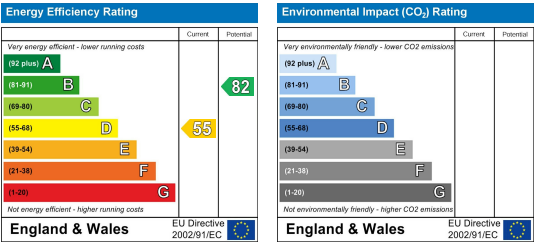
Area Map



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.