

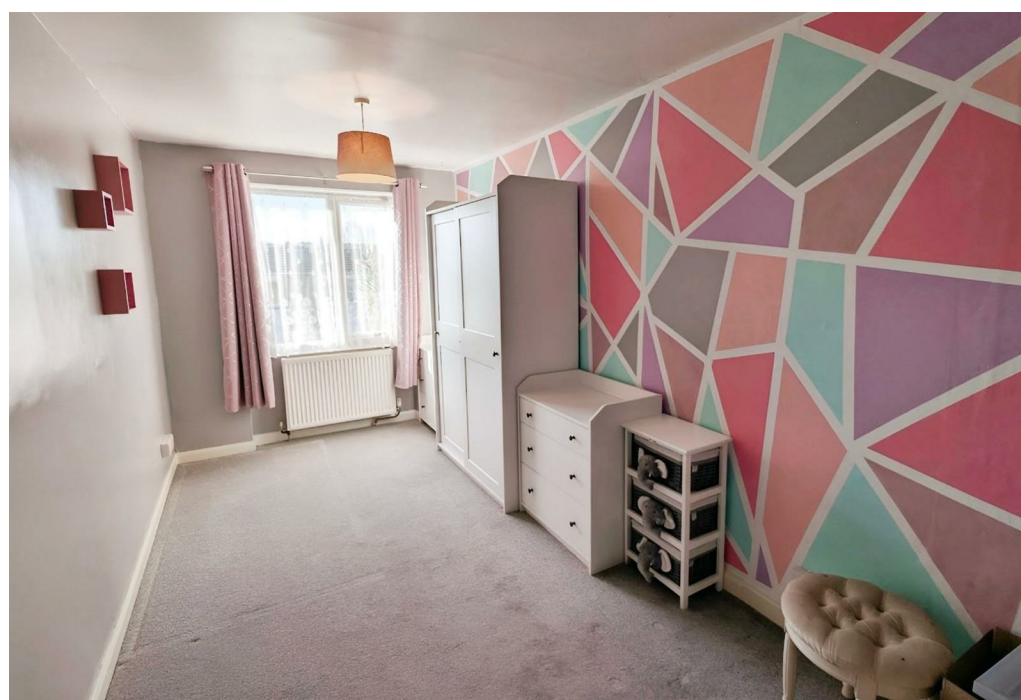
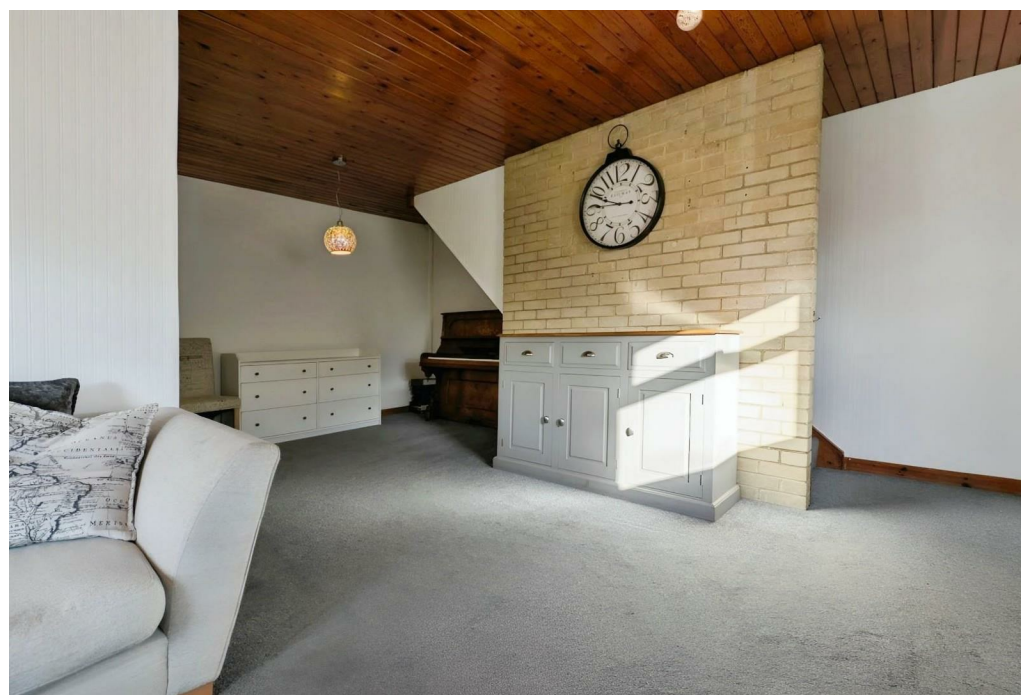


Trendlewood Park, Bristol, BS16 1TE

£366,950

3 1 2 D

Hunters Estate Agents - Fishponds office are delighted to offer this interesting and highly rewarding split level home equally suited to professionals, growing families and those seeking a retirement bungalow. Occupying an enviable position on the Trendlewood Park development with views towards Stapleton Church. This impressive and spacious home arranged over 3 convenient levels occupies a generous corner position with gardens arranged to the front, side and rear of the property. This eye-catching home benefits from a kitchen/breakfast room and utility on the ground floor with 2 bedrooms and a luxury white bathroom on the first floor, providing far reaching views. On the Garden level this home offers an impressive I-shaped and open plan arranged Lounge/Dining room alongside a 3rd bedroom/Study. Surrounding this mature and desirable development are lovely open green spaces which extend to the Frome Valley, with lovely walks along the river. Unique homes of this quality seldom become available. Hunters Exclusive - recommended viewing.



ENTRANCE

Multi paned entrance door into...

ENTRANCE LOBBY

Inner multi paned door into...

HALL

Radiator, steps leading to the first floor, separate staircase with four steps leading down to garden level.

KITCHEN/BREAKFAST ROOM 16'5" x 7'7"

Fitted with a comprehensive contemporary range of wall, floor and drawer storage cupboards to incorporate a built-in oven, inset gas hob and extractor fan above, space for upright fridge/freezer, marble effect rolled edged working surfaces, single drainer stainless steel sink unit, UPVC double glazed window to the front, radiator, Vinyl floor.

UTILITY 8'2" x 8'0"

UPVC double glazed window to side, timber effect viny floor, plumbing for washing machine, wall mounted Baxi gas fired combination boiler for domestic hot water and central heating.

GARDEN LEVEL

LOUNGE/DINING ROOM

LOUNGE 19'7" x 17'4"

UPVC double glazed window to side overlooking the side garden, UPVC double gazed sliding patio doors opening onto the rear garden, outlook onto same, radiator, wide opening into...

DINING AREA 10'10" x 8'8"

Pine panelled ceiling, feature brick wall, door into...

BEDROOM 3/STUDY 9'6" x 7'10"

UPVC double glazed window onto the rear garden, radiator.

FIRST FLOOR LANDING

Under eaves storage area, access to roof space, built in shelved double linen cupboard, radiator.

BEDROOM 1 11'9" x 11'10"

UPVC double glazed window with elevated views towards Stapleton Church, radiator, built in singe door wardrobe.

BEDROOM 2 15'0" x 7'8"

Radiator, UPVC double glazed window with pleasant elevated views towards Stapleton Church.

BATHROOM 8'7" x 5'6"

Luxuriously appointed with a white suite of paneled bath with electric shower over and shower screen alongside, low level WC and pedestal wash basin, heated towel rail, feature laminate wood grain effect floor, UPVC double glazed and frosted window to front, splash back tiling, fitted wall cabinet.

EXTERIOR

GARAGE 7'11" x 7'8"

The integral garage has been adapted to form a utility room and now offers secure storage space with aluminium up and over door. Alternatively the garage could be re-instated fully if required. electric/fuse box, water tap, power points.

OFF STREET PARKING

Directly in front of the garage is a concrete laid hardstanding/driveway suitable for one vehicle.

GARDEN

The garden is arranged on three sides of the property providing a range of maintained spaces with ornamental pond, paved patio and brick and raised borders.

Tenure: Freehold
Council Tax Band: C



- A superb slit level home within a generous corner position
- Interesting and accessible accommodation
- Suited to Professionals, growing families and those looking for a retirement home
- Arranged over 3 floors with open far reaching views
- Deceptively spacious and highly rewarding home with great style and function
- Lovely Open 'green spaces' surrounding this mature development
- 3 Bedroom and impressive open plan Lounge/Dining room
- Front, side and rear gardens
- Vacant - No chain
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	80
England & Wales	EU Directive 2002/91/EC	

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