





Hinton Road,  
Bristol,  
BS16 3UN

Offers In The Region Of  
£450,000

3 2 2 B

Hunters Estate Agents - Fishponds are delighted to offer this unique and impressively individual 3 bedroom home constructed in 2017. Tucked away in a little known backwater location, close to the High Street, within walking distance of Avanti Gardens School, Oldbury Court Estate parkland and nearby shops and services along vibrant Fishponds' High Street. This modern home offers a traditional 1930's style appearance with a luxury interior and considerable character. The property features many natural wood floors and internal doors with stainless steel effect handles. Throughout this special home there is a luxury fitted kitchen to include built-in appliances, a cloakroom, bathroom and superb en-suite to the master bedroom. The property benefits from a mature setting within partially natural stone walled garden arranged to the front, side and rear of the property to include a raised timber veranda. Hunters Exclusive - Recommended viewing.





## GROUND FLOOR

Feature multi pained wood grain effect entrance door into..

## HALL

Feature natural wood stripped floor, radiator, concealed ceiling spotlights, staircase to first floor.

## CLOAK ROOM

White suite of low level W/C and vanity wash basin, feature tiled floor.

## LOUNGE 14'9" x 11'3"

Maximum overall into a UPVC double glazed bay window with purpose built window seat storage, feature natural wood stripped floor, purpose built cupboard containing electric fuse box and alarm control panel, radiator.

## DINING ROOM 12'0" x 11'1"

Radiator, feature natural wood stripped floor, twin UPVC double glazed French doors opening onto the veranda. Wide opening into...

## LUXURY KITCHEN 11'1" x 7'4"

Fitted with a stunning range of modern contemporary high gloss grey coloured wall. floor and drawer storage cupboards to incorporate a built in brushed steel effect oven, integrated microwave, five element glass topped inset hob with splash back panel and extractor canopy over, washing machine and integrated dishwasher. Single drainer stainless steel sink unit, rolled edged working surfaces, UPVC double glazed window to rear with a lovely outlook onto the rear garden, feature natural wood stripped floor, concealed ceiling spotlights.

## FIRST FLOOR LANDING

Built in cupboard containing a wall mounted gas fired combination boiler for domestic hot water and central heating, access to roof space.

## BEDROOM ONE 12'4" x 10'4"

Radiator, UPVC double glazed window to rear with an attractive tree lined view onto the rear garden below, door into..

## ENSUITE SHOWER ROOM 8'11" x 2'7"

Luxury white suite of low level W/C and vanity wash basin, tiled cubical with a TritonT80 shower unit, extractor fan and concealed ceiling spotlights.

## BEDROOM TWO 10'7" x 10'3"

Radiator, UPVC double glazed window to front.

## BEDROOM THREE 10'5" x 6'11"

UPVC double glazed window to front, radiator.

## BATHROOM 7'8" x 7'1"

Luxuriously appointed with a newly fitted luxury white suite of close coupled vanity wash basin and toilet with built in storage beneath, P-shaped bath with a thermostatically controlled built in overhead shower, splash back tiling and matching grey floor tiles, UPVC double glazed and frosted window to rear, fitted extractor fan and concealed ceiling spotlights.

## EXTERIOR

## GARDEN

The impressive landscaped garden arranged on three sides of the property benefits from a wealth of mature plating and three separate sections of lawned area. This space enjoys privacy and at the same time appreciates an open aspect towards nearby brook and tree line. The veranda gives a additional elevated views of surroundings to the side and rear of the property. Timber shed.

## TO THE FRONT

There are several raised planters for the production of fruit and vegetables. The property also benefits from solar panels.

Tenure: Freehold  
Council Tax Band: B



- A contemporary home with outstanding character and style
- Stunning accommodation with a lovely atmosphere
- Tucked away location - minutes walking distance of the High Street
- 3 Bedrooms (one with en-suite shower)
- Spacious Lounge and open plan arranged Dining room into Kitchen
- Landscaped rear garden arranged on 3 sides plus Veranda
- Newly built in 2017
- Elevated views onto a 'green' outlook
- Many natural wood stripped floors and internal doors
- Hunters Exclusive - Recommended viewing

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 88                      | 89        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.