



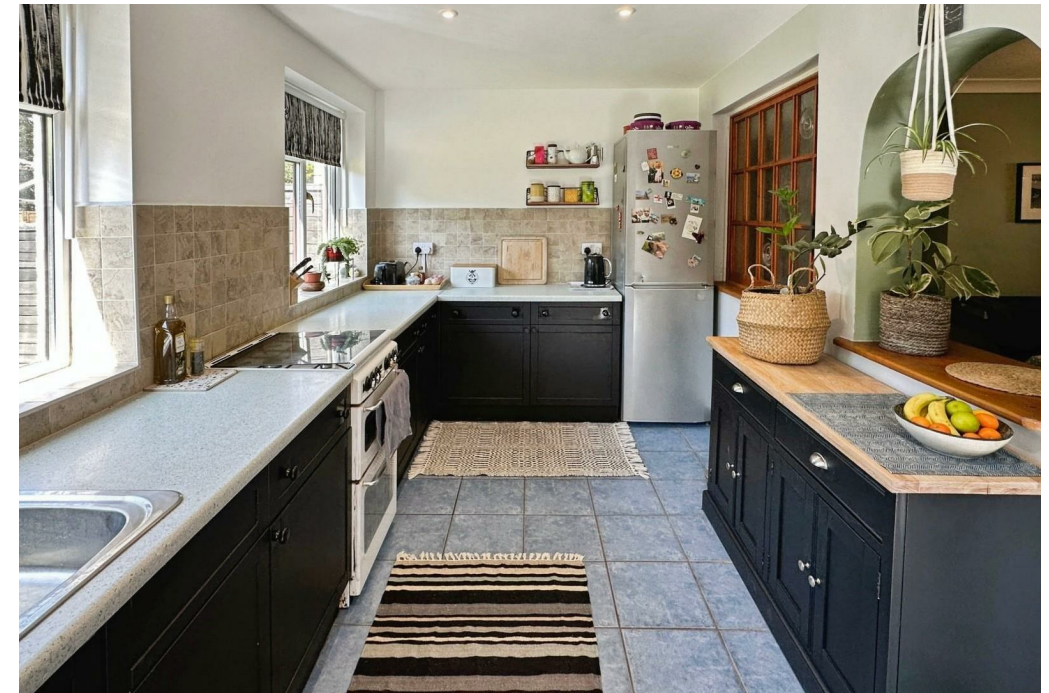


Dryleaze Road,  
Bristol,  
BS16 1HL

£450,000

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Hunters are very pleased to offer for sale, this spacious and well presented 4 bedroom semi detached extended property located in a desirable position on the Stapleton/Frenchay borders within walking distance to Begbrook primary school. This lovely home would ideally suit families and offer practical accommodation throughout. The location of this property also acquires good access to the Metro bus, the M32, Snuff Mills offering river walks and Bristol centre. Internally the accommodation briefly comprises, to the ground floor, a generous lounge into dining room, and an extended kitchen with utility area. To the first floor there are 4 good size bedrooms and a contemporary fitted shower room. Further benefits include, dg windows, gas central heating, off street parking, a good size garage, and a large enclosed rear garden. Internal viewng highly recommended!





ENTRANCE

Georgian style entrance door into..

HALL

Staircase to first floor, decorative door into..

LOUNGE/DINING ROOM 24'2" x 11'6"

LOUNGE AREA

Maximum overall into a UPVC double glazed bay window, feature laminate wood grain effect floor, two radiators, feature fireplace with marble inlay matching hearth.

DINING AREA

Space and area for table and chairs, archway/serving hatch opening into kitchen

L SHAPED OPEN PLAN UTILITY/BREAKFAST/KITCHEN

UTILITY AREA 12'8" x 5'11"

Built in under stairs storage cupboard with coat hooks and additional built in cupboard, fitted working surface with built in cupboard beneath and space for washing machine, tiled floor, radiator, ceiling spotlight, Vaillant combination gas fired boiler for domestic hot water and central heating, opening into..

KITCHEN /BREAKFAST ROOM 15'8" x 8'1"

Fitted with a comprehensive range of shaker style floor and drawer storage cupboard with wood handles and matching trim, position for gas cooker and upright fridge/freezer, attractive pottery style splash back tiling, tiled floor, two large UPVC double glazed picture windows with attractive outlook onto the rear garden, rolled edged working surfaces, single drainer stainless steel sink unit, concealed ceiling spotlights, multi paned door onto rear garden.

PRINCIPLE LANDING

BEDROOM ONE 12'4" x 11'5"

Maximum overall into a UPVC double glazed bay window, one wall fitted with built in wardrobes, additional built in double wardrobe with ceiling height cupboards over, radiator.

BEDROOM 2 12'0" x 8'9"

UPVC double glazed window to front, radiator, feature laminate wood grain effect floor, radiator.

BEDROOM 3 8'10" x 7'3"

Feature laminate wood grain effect floor, radiator, UPVC double glazed

window to rear with a pleasant outlook onto the rear garden, access to loft space.

BEDROOM 4 14'5" x 8'2"

Maximum overall into a large wardrobe recess, radiator, UPVC double glazed window to front, radiator.

SHOWER ROOM (FORMER BATHROOM) 8'2" x 5'10"

Luxuriously appointed with a white suite of pedestal wash basin and low level WC, large walk in enclosure with a built in thermostatically controlled shower, feature tiled floor, radiator, UPVC double glazed and frosted window to rear.

EXTERIOR TO THE REAR

Large enclosed rear garden with timber decked section adjoining the property with the remainder mainly laid to lawn with some attractive planting. Access to garage.

EXTERIOR TO THE FRONT

Hardstanding offering off street parking with section laid to block paving

GARAGE

A generous single garage having power and light

AML (Anti money Laundering)

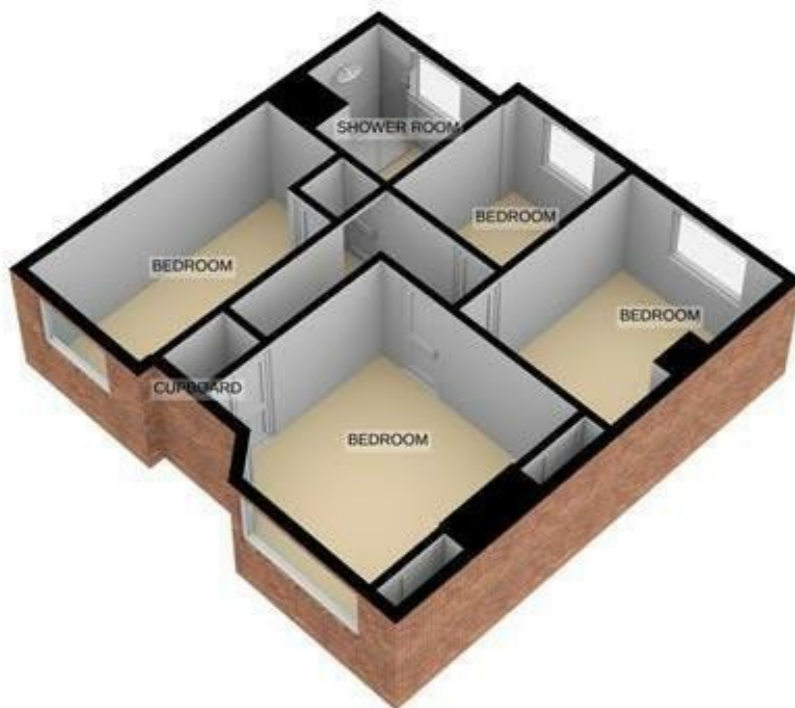
“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Tenure: Freehold  
Council Tax Band: C

GROUND FLOOR  
65.6 sq.m. (706 sq.ft.) approx.




1ST FLOOR  
50.8 sq.m. (547 sq.ft.) approx.




TOTAL FLOOR AREA : 116.4 sq.m. (1253 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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- Extended 4 bedroom semi detached property
- Well spaced and maintained family home
- Through lounge/dining room
- Extended rear kitchen and utility room
- Good size single garage
- Large enclosed rear garden
- Within walking distance to Begbrook primary school
- Off street parking via hardstanding
- Contemporary fitted shower room
- Internal viewng highly recommended

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	86
(81-91) B		
(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 CO2 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 CO2 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.