



Trendlewood Park, Bristol, BS16 1TE

£385,000

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Hunters Estate Agents - Fishponds office are delighted to promote this modern contemporary home arranged over 3 floors and providing versatile and adaptable accommodation. Suited to professionals, young families and those seeking a retirement home. This unique home features a range of Modernist features and stylish contemporary features. The deceptively spacious home occupies a desirable position within close proximity of open green space together with walks along the River Frome. Nearby Fishponds offers a lively range of shops, services, cafes and restaurants. Hunters Exclusive - recommended viewing.



Entrance

Feature solid wood entrance door into ...

Hall

Radiator, staircase to upper and lower floors, feature exposed brick wall, feature laminate wood grain effect floor.

Kitchen/Breakfast Room 16'4" x 7'8"

Fitted with a stylish and contemporary range of dove grey finished wall, floor and drawer storage cupboards with built in oven, inset glass top hob and extractor above, feature laminate wood grain effect floor, space for washing machine and dishwasher, single drainer sink unit, fitted shelves, concrete effect working surfaces, UPVC double glazed window to front, space saver radiator.

Garden Level

L Shaped Lounge/Dining Room

Lounge Area 21'3" x 11'4"

Feature laminate wood grain effect floor, UPVC double glazed picture windows with direct outlook onto the rear garden, two radiators, space saver radiator, door into bedroom 3, pine paneled ceiling. Wide opening into

Dining Area 10'11" x 7'4"

Bedroom 3/Study 9'6" x 7'11"

Space saver radiator, feature laminate wood grain effect floor, UPVC double glazed picture window with pleasant outlook onto the rear garden.

First Floor Landing

Door opening onto an accessible boarded roof space, access to additional roof space, feature laminate wood grain effect floor, built in double cupboard containing a wall mounted gas fired boiler for domestic hot water and central heating.

Bedroom 1 12'0" x 11'8"

Feature laminate wood grain effect floor, built in single door wardrobe, UPVC double glazed window to rear with elevated outlook, radiator.

Bedroom 2 12'10" x 7'10"

UPVC double glazed window to rear with an elevated outlook, radiator,

built in double wardrobe.

Bathroom 8'8" x 6'2"

Luxury appointed with a white suite of low level w.c. vanity wash basin with cupboard beneath, free standing bath and walk in enclosure with a built in thermostatically controlled tropical shower, feature tiled walls and matching floor, concealed ceiling spot lights, UPVC double glazed and frosted window to front.

Exterior

The front garden arranged exclusively to the right hand side of the parking space offers a level lawn with screening shrubs. The enclosed rear garden stands within a combination of brick built and timber fenced boundaries offering an initial paved pathway and patio extending onto a small section of lawn, there are well stocked borders on both sides with a display of flooring plants, climbers and mature shrubs, brick built garden store, rear pedestrian gate opening onto a rear pedestrian walk way.

Driveway/Hardstanding

Directly in front of the property is a brick laid hard standing suitable for the off street parking of 1 vehicle.

Integral Garage 9'6" x 8'0"

The property benefits from a integral garage with up and over door, electric meters, power and light fittings/sockets.

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



- A highly desirable split level Modernist home
- Adaptable and versatile accommodation with many outstanding features
- Arranged over 3 levels giving extra interest and uniqueness
- Ideally suited to Professionals, First time buyers, young families and retirement
- Stunning open plan arranged Lounge/Dining room
- Modern contemporary Kitchen and Bathroom
- 3 well proportioned bedrooms
- Close to open 'green space' and River Frome walks
- Garage and off street parking
- Hunters Exclusive - Recommended viewing

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66	78	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.