

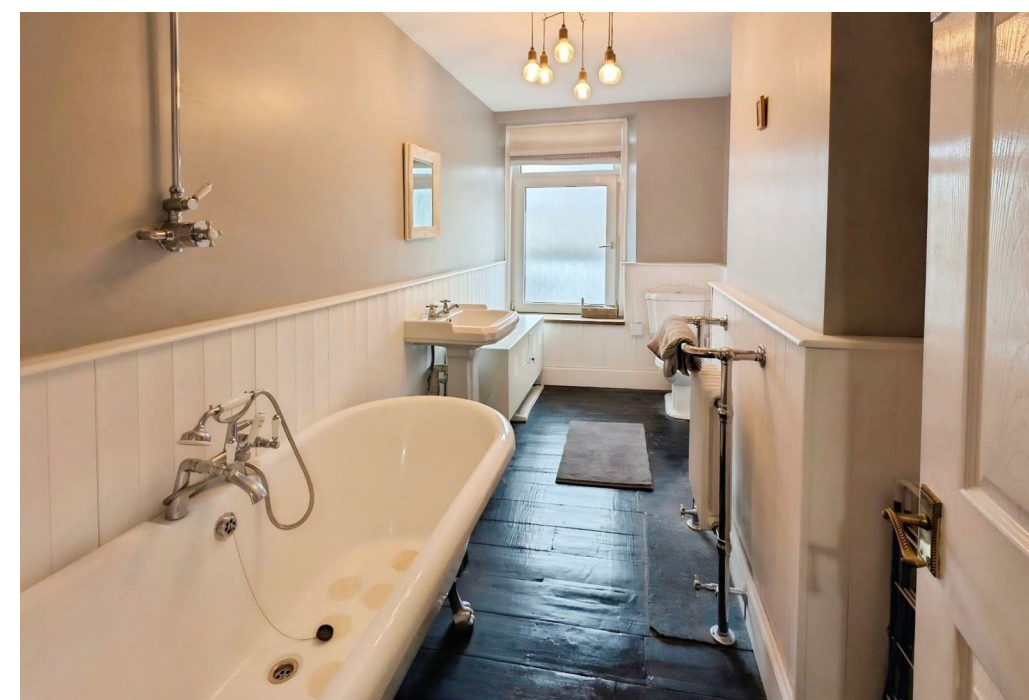


Thicket Road,
Bristol,
BS16 4LW

£435,000



Hunters Estate Agents - Fishponds Office are delighted to offer this substantial 4 bedroom period home. Providing outstanding accommodation for professionals and growing families. This impressive home boasts significant space arranged over 3 floors with a roof conversion presented as a 4th Bedroom with separate Shower room alongside. On the first floor there are 3 additional bedrooms and an elegant Victorian style Bathroom suite. On the ground floor the present owners have been responsible for the addition of an imaginative extension/conversion to provide a stunning open plan arranged Kitchen/breakfast room with island breakfast unit opening onto a spacious 2nd Sitting/Family/Dining room. There is also a generous Lounge cloakroom and Utility. The rear garden has been landscaped to form a courtyard patio area onto a level lawn with timber edged borders alongside a garden workshop/store. Hunters Exclusive - Call FISHPONDS OFFICE for OPEN HOUSE viewing events.



ENTRANCE

UPVC decorative glazed door into..

INNER LOBBY

Decorative ceiling coving and wood grain effect laminate flooring into...

RECEPTION HALL

Beautifully finished with wood grain effect wood laminate flooring, cupboard containing electric consumer box, stairs to first floor, built in under stairs storage cupboard, fitted radiator.

CLOAKROOM 4'3" x 4'2"

White suite of low level wc and vanity wash basin with cupboard storage beneath. Heated towel rail and splashback tiling.

LOUNGE 13'4" x 12'10"

Maximum overall, spacious sitting room, beautifully finished with built in storage cupboards and shelving to alcoves alongside a feature cast iron fireplace, large double glazed bay window to front with a nicely finished window seat and cushion top. Bookshelves with under shelf lighting. Coved ceiling and decorative rose.

KITCHEN/BREAKFAST ROOM 15'11" x 12'10"

Maximum overall to include Cloakroom and Utility space. This superb room offers a stunning range of bespoke Shaker style wall, floor and drawer storage units to incorporate timber grain effect working surfaces and a feature island breakfast unit with 3 bar stools, storage and waste disposal unit. Built in appliances to include a double oven, integrated dish washer, inset glass topped hob, overhead concealed extractor fan and corner carousel unit. Single drainer stainless steel sink unit, splashback tiling, feature wood grain effect laid floor, concealed ceiling spotlights, radiator and housing suitable for an American style fridge/freezer. Twin French doors opening onto the rear garden. with a lovely outlook onto the initial courtyard space. Door revealing a walk-in UTILITY space with space for washing machine and tumble dryer alongside further fitted wall and floor storage cupboards. Ceiling extractor. Wide opening into...

2ND SITTING/FAMILY/DINING ROOM 20'0" x 8'8"

A stunning room open plan to the Kitchen/Breakfast room with UPVc double glazed windows to rear and lovely perspective onto the rear garden. Feature wood grain effect floor. Radiator. Ceiling sky light. Feature wall-to-wall double glazed by-fold doors to one side of the room opening onto the rear garden. Alcove bookshelves.

FIRST FLOOR

Provides access to bedrooms, bathroom and second floor staircase.

BEDROOM 1 13'3" x 10'4"

Offering a large double bedroom, fitted radiator, built in cupboard housing a Worcester combination boiler serving hot water and heating, large double glazed window to the rear.

BEDROOM 2 13'2" x 8'3"

Double bedroom with large double glazed window to front and fitted radiator with decorative cover.

BEDROOM 3 13'1" x 8'3"

Small double with large double glazed window to front and fitted radiator.

BATHROOM 13'0" x 5'11"

A superb Victorian style suite A beautifully finished modern white suite with period style low level WC, pedestal wash hand basin, free standing clawleg bath with decorative chrome feet and chrome mixer shower taps, thermostatic mixer shower above with chrome shower curtain rail, fitted period style radiator with towel rail and a large opaque double glazed window to rear. Natural ex[posed and painted wood floor. Timber panelled and painted wall to dado rail height.

TOP FLOOR

Spacious LANDING providing access to shower room and bedroom 4. Built in storage cupboards and a large skylight window.

SHOWER ROOM

Consists of modern suite with low level WC, large vanity unit with wash hand basin, walk in shower cubicle with thermostatically controlled shower, fitted extractor fan, fitted chrome heated towel radiator, shaver power point, large sky light offering a wonderful view across Bristol.

BEDROOM 4 13'8" x 13'1"

Large master double bedroom with built in wardrobes and storage cupboards finished to a high standard, radiator and two large double glazed windows to the rear.

EXTERIOR

REAR GARDEN

The impressive landscaped rear garden features a level well tended lawn beyond a private flagstone effect laid sunken patio. There are raised timber edged borders on 2 sides with colourful flowering plants and shrubs all within secluded timber and brick built boundaries. At the far end of the garden there is an additional patio alongside the Garden workshop. .

FRONT GARDEN

Nicely landscaped with paved path and steps leading to front door with a small front garden of established plants and shrubs.

GARDEN WORKSHOP

Located to the rear of the garden alongside a rear pedestrian gate which extends onto a rear pedestrian lane opening onto Clifford Road. Electric lighting and sockets. Currently a Garden workshop/store with potential for use as a Garden studio/office subject to the necessary works. .

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”

*Note to all prospect buyers

We wish to highlight that we hold evidence of a Final completion certificate for the ground floor alterations completed in Oct 2019. According to the seller the roof conversion was completed under Application number 07/52447/DEXFP and a Completion certificate issued 28/04/2008. We are awaiting to receive evidence of this certificate. All prospective buyers should make all necessary enquiries prior to purchase.

Tenure: Freehold
Council Tax Band: C



- A superior period 3 storey home of outstanding style and character
- Impressive roof conversion with City skyline views
- Ideal for a growing family
- Stunning open plan Kitchen/Breakfast room with island breakfast unit
- Additional Sitting/Family/Dining room with by-fold doors onto the rear garden
- Significant space with style, character and contemporary finish
- Bathroom, Shower room and Cloakroom
- Landscaped rear garden with Garden workshop (potential studio)
- Call FISHPONDS OFFICE for OPEN HOUSE event viewing
- 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		
	65	77
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.