





Small Lane,  
Bristol,  
BS16 1AW

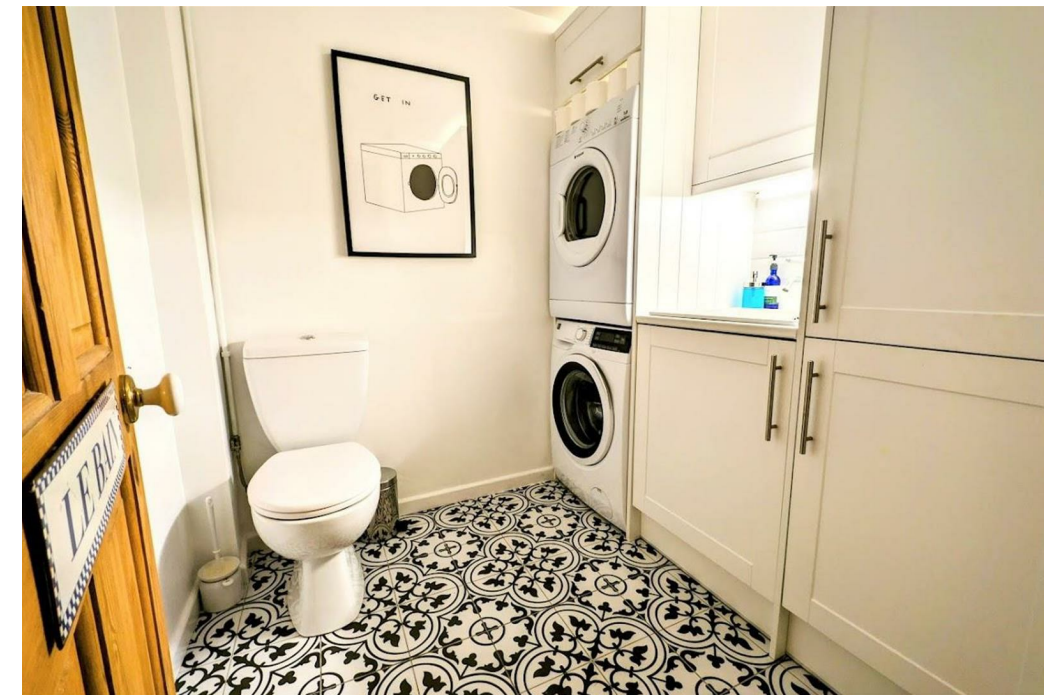
£550,000



Welcome to this charming period house located on Small Lane in the vibrant city of Bristol. This delightful property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The house features a classic bathroom, adding to the character of this period home. Situated in a convenient location, this property offers easy access to all the amenities that Bristol has to offer, from trendy cafes and restaurants to beautiful parks and shopping centres. Parking is always a premium in Bristol, but fear not, as this property comes with parking space for one vehicle, making your daily commute or weekend outings hassle-free.

Don't miss the opportunity to own this lovely house on Small Lane. Whether you're looking for a family home or a charming space to call your own, this property is the perfect fit.





The beautifully presented accommodation which features many internal natural solid wood internal doors comprise (all measurements are approximate)

## GROUND FLOOR

Solid hard wood entrance door into..

## ENTRANCE PORCH

Feature tiled floor, UPVC double glazed and multi paned window to side, purpose built seat with cupboard beneath, inner solid wood internal door into..

## LOUNGE 14'3" x 12'2"

Feature natural stone fireplace opening with a timber mantle and built in wood burning stove upon a stone hearth, UPVC double glazed and multi paned bay window with lovely outlook onto the front garden, built in book cases with floor storage to both alcoves, 2 wall light points, radiator, solid wood internal door into..

## INNER HALL

Electric meters and fuse box, door revealing a staircase leading to the cellar/studio/study.

## UTILITY/CLOAK ROOM 6'9" x 5'11"

White low level WC, space for washing machine and tumble dryer, white wall and floor storage cupboards with brushed steel effect handles and an inset sink/wash basin with stainless steel/china mixer tap over, under cupboard lighting, feature splash back and floor tiling, concealed ceiling spotlight, heated towel rail.

## BEDROOM 4/PLAYROOM 12'10" x 8'11"

Radiator, UPVC double glazed and multi paned bay window to front, built in storage, radiator, 2 wall light points.

## DINING ROOM 14'5" x 11'2"

UPVC double glazed window with a lovely outlook onto the rear garden, radiator, staircase to first floor.

## KITCHEN 11'5" x 8'10"

Fitted with a comprehensive range of rose wood effect wall, floor and drawer storage cupboards with brushed steel effect handles to incorporate a feature Smeg range cooker with extractor canopy over, integrated dishwasher, fridge and Bosch microwave/conventional oven, pull out larder storage unit and similar storage solutions. Frankie single drainer stainless steel sink unit with mixer taps over, marble effect working surfaces, UPVC double glazed window to rear with a lovely outlook onto the rear garden, double glazed door onto the rear garden, under cupboard lighting, feature splash back wall tiling, concealed ceiling spotlights.

## CELLAR STUDIO/STUDY 14'1" x 10'2"

Built in ceiling height cupboard, feature tiled floor, UPVC double glazed window with outlook towards the rear garden.

## FIRST FLOOR LANDING

Twin access points via wooden bifold ladders into generous boarded and insulated roof spaces, cupboard containing a Vaillant combination gas fired boiler for domestic hot water and central heating, additional built in storage cupboards.

## BEDROOM 1 12'2" x 12'1"

Minimum to exclude one wall to wall with a range of bespoke wardrobes, UPVC double glazed and multi paned window to front with a lovely outlook, radiator.

## BEDROOM 2 14'4" x 11'2"

Maximum overall, radiator, UPVC double glazed window with a lovely outlook onto the rear garden, built in wardrobe, radiator.

## BEDROOM 3 13'3" x 9'1"

UPVC double glazed and multi paned window to front with a pleasant outlook, radiator.

## BATHROOM 8'9" x 8'1"

A stunning contemporary suite with impressive free standing bath having brass mixer/shower attachment over, heritage low level WC and elegant vanity wash basin with marble finish and floor storage cupboard beneath, heated towel rail, stylish wall and floor tiles, extractor fan, concealed ceiling spotlights, twin UPVC double glazed and frosted windows to rear, independent walk in shower enclosure with a built in thermostatically controlled overhead shower, bras stainless steel and China effect effect fittings throughout.

## EXTERIOR

## GARDEN

The property benefits from landscaped and mature gardens to the front and rear of the property. Larger at the rear and providing a high level of privacy the delightful garden offers an initial split level terrace with twin seating areas extending onto a section of lawn, wide borders stocked with a display of spring flowering plants and summer bedding alongside several specimen trees. The rear garden benefits from a lovely open aspect. Log store and timber garden shed.

## OFF STREET PARKING

The property benefits from 1 off street parking space directly in front of the property.





Tenure: Freehold  
Council Tax Band: C

- Impressive semi detached 1800's built period cottage
- Extended and presented to the highest standards
- 3/4 bedroomed home with stunning feature, style and character
- Close to River Frome walks and Snuff Mills
- A unique and highly significant home
- Adaptable accommodation to suit a range of uses
- Unique Cellar studio/study
- Mature and landscaped front and rear garden
- Off street parking
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(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.

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