



Connells

Poplar Road
Hanham Bristol

Poplar Road Hanham Bristol BS15 3BD

for sale offers over
£429,000



Property Description

A deceptively spacious, beautifully presented three storey semi-detached house in a quiet location.

The property comprises to the ground floor, entrance hall, good size lounge with a balcony, study/bedroom four and cloakroom/WC. On the lower ground floor there is a good size kitchen/dining room with bi fold doors out onto the South facing rear garden. To the first floor there are three bedrooms and a bathroom. To the front is a well-presented terraced garden and at the rear is a lovely, well-maintained decked garden with steps leading down to a double car port.

This fabulous property is a stone's throw from Conham River Park, Magpie Bottom and Dundridge Park offering beautiful walks right on the doorstep. Viewing is highly recommended to appreciate all this property has to offer.

Entrance Porch And Hallway

Double glazed door to the front, wooden floor, stairs to the first floor radiator. A larger than average hall with under stairs storage and power.

Cloakroom/ W C

Double glazed frosted window to the front, back to the wall WC, vanity sink unit, heated towel rail, down lighters, tiled splashbacks.

Office/Bedroom Four

10' 1" x 8' 6" (3.07m x 2.59m)

Double glazed window to the front, double glazed door to the side into a newly built lean to, utility cupboard housing the gas boiler and space for washing machine, radiator.

Lounge

17' 4" max x 16' 9" max (5.28m max x 5.11m max)

Double glazed window to the rear, double glazed patio doors to the balcony, radiator, electric log burner, radiator and stairs to the lower ground floor.

Lower Ground Floor

Kitchen/ Dining Room

15' 3" x 14' 3" max (4.65m x 4.34m max)

Double glazed bi fold door to the rear garden, double glazed window to the rear. a range of wall and base units, rolled edge work tops, under counter electric oven, electric hob with cooker hood over, space for fridge/freezer, integrated dishwasher, stainless steel sink unit with mixer tap, down lighters, laminated tile effect flooring with under floor heating, radiator, stairs to the ground floor.

First Floor Landing

Loft access

Bedroom One

9' 8" x 10' 2" (2.95m x 3.10m)

Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Two

11' 4" x 10' 2" (3.45m x 3.10m)

Double glazed window to the front, radiator.

Bedroom Three

7' 4" x 7' (2.24m x 2.13m)

Double glazed; window to the rear, radiator, laminate wood effect flooring.

Bathroom

Double glazed frosted window to the front, a three-piece bathroom suite comprising P shape bath with mains

shower over, combination vanity sink unit and low-level WC. heated towel rail, tiled floor, tiled walls, down lighters.

Front Garden

Enclosed with steps leading to the front door.

Rear Garden

Enclosed by fencing, artificial lawn, decked seating area, water tap, mains lighting and outdoor power sockets, steps leading down to the carport at the rear.

Car Port

Covered carport with parking for two vehicles, lighting, power points and further garden storage.

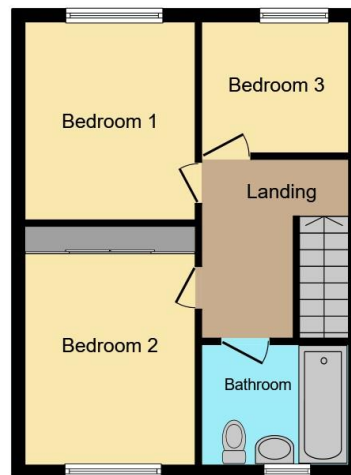




Lower Ground Floor



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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