



## Chantry View, Bristol

Bristol, BS14 8NS

Offers In Excess Of  
£500,000



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**HUNTERS**<sup>®</sup>  
EXCLUSIVE

# Chantry View, Bristol

## DESCRIPTION

This immaculate 4-bedroom detached property set within a quiet Cul De Sac of nine properties, ideal for families, is now available for sale with a complete upward chain. The open plan modern kitchen seamlessly flows into the dining space, leading to a cosy lounge area with double patio doors offering picturesque views of the rear garden. The ground floor also features a convenient downstairs w/c. The first floor comprises a family bathroom, while the second floor boasts a large bathroom with a separate shower. The property includes a master bedroom with an en-suite, a double bedroom with built-in wardrobes, another double bedroom on the second floor, and a single bedroom. Situated in a quiet and peaceful location with public transport links, green spaces and beautiful views, this home also offers parking as a unique feature.



# ROOMS

## ENTRANCE HALLWAY

Wooden entrance door into hallway, solid wooden flooring, wall hung radiator, ceiling spot lights, stairs rising to first floor, understairs storage cupboard further storage cupboard with plumbing for automatic washing machine and space for tumble dryer.

## CLOAKROOM

uPVC double glazed window to front elevation, concealed toilet, wash hand basin with vanity unit, part tiled walls, tiled flooring, ceiling spot lights, extractor fan, radiator.

## OPEN KITCHEN, LOUNGE AND DINING AREA

uPVC double glazed window to front and side elevation, uPVC double glazed window to side elevation, two sets of French doors over looking the rear garden with far reaching views, fitted with a range of wall and base units with work tops over incorporating Belfast sink unit with mixer tap over, built in Neff double oven with microwave facility, Neff electric induction hob with extractor fan over, integral dishwasher, two radiators, ceiling spot lights.

## FIRST FLOOR LANDING

Stairs rising to first floor, doors too..

## BEDROOM ONE

uPVC double glazed window to rear elevation, radiator, door to ensuite.

## ENSUITE SHOWER ROOM

Large shower cubicle with mixer shower over, partly tiled walls and fully tiled floor, concealed toilet, wash hand basin, heated towel rail, extractor fan, ceiling spot lights.

## BEDROOM THREE

uPVC double glazed window to front elevation, built in wardrobes, radiator.

## BEDROOM FOUR

uPVC double glazed window to rear elevation, built in wardrobes, radiator.

## BATHROOM

uPVC double glazed window to front elevation, suite comprising bath with mixer shower over, concealed toilet, wash hand basin, heated towel rail, extractor fan, ceiling spot lights, fully tiled floor, partly tiled walls.

## SECOND FLOOR LANDING

Velux window and uPVC double glazed window to the side, radiator, doors too..

## BEDROOM TWO

Velux window and uPVC double glazed window to front elevation, radiator.

## FAMILY BATHROOM

Velux window, eaves storage, panelled bath, shower cubicle with mixer shower over, wash hand basin, concealed toilet, extractor fan, heated towel rail, ceiling spot lights.

## OUTSIDE

### FRONT

Path to front door, side access to rear garden, gated side access to rear garden, grassed area with shrubs, electric charging point, parking for two vehicles.

### REAR GARDEN

Boundary enclosed by fencing, large patio area, mainly laid to lawn, garden shed, outside tap, outside electric socket, mixture of trees and shrubs with an area to side reserved for wild flowers and plants.

## Material Information - Whitchurch

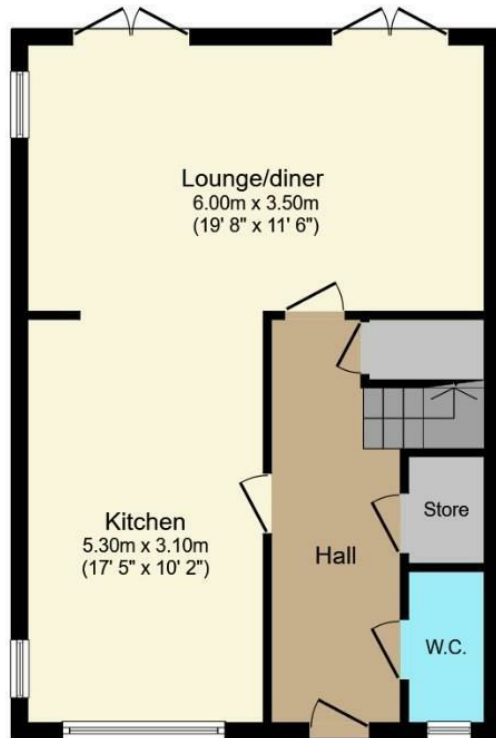
Tenure Type; Freehold

Council Tax Banding; E

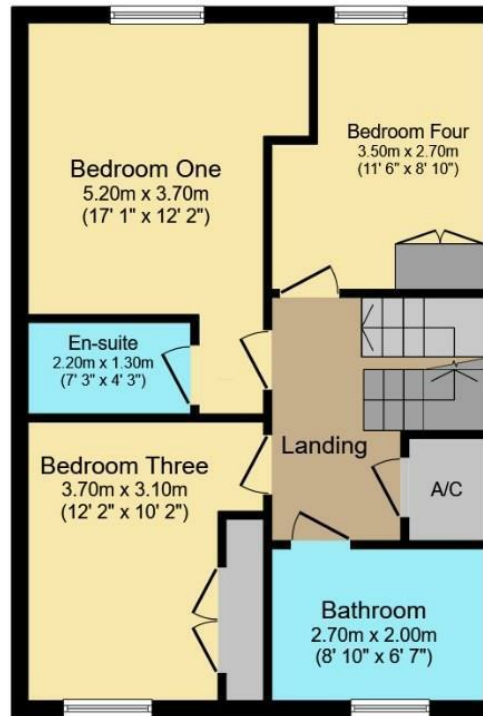
EPC Rating B

Solar panels which are owned, spare electricity is generated and sold to the national grid

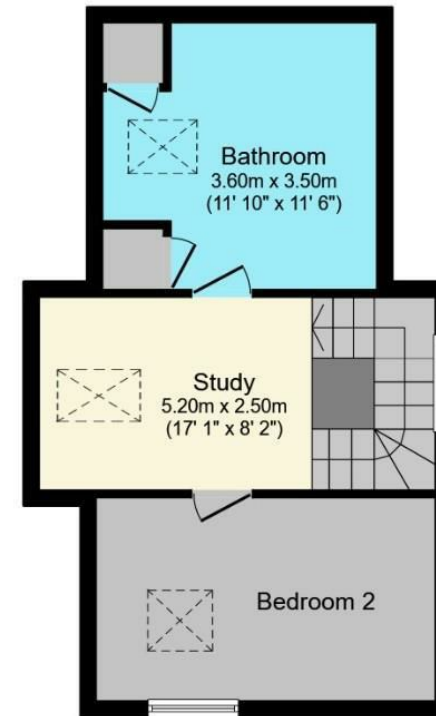




**Ground Floor**



**First Floor**

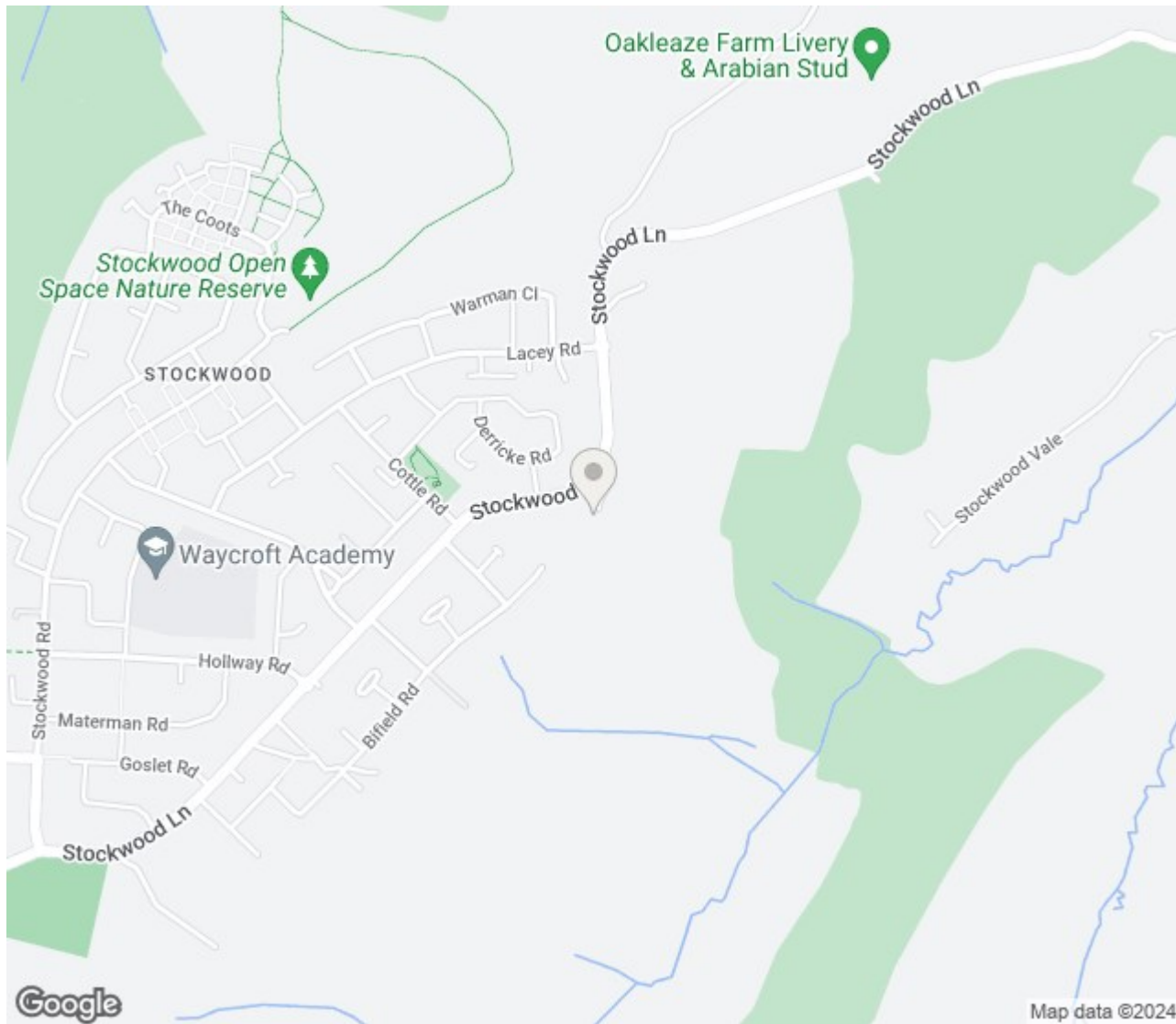


**Second Floor**

Total floor area 145.2 m<sup>2</sup> (1,563 sq.ft.) approx


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### 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.

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