



Acer Village, Bristol

, BS14 9BH

£425,000



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Acer Village, Bristol

DESCRIPTION

Presenting this semi-detached home for sale, nestled within the serene Acer Village, off the Wells road. This property, in immaculate condition, boasts a light and airy bay fronted lounge, adorned with a feature fireplace and media wall.

The heart of the home lies in the rear, where an open-plan kitchen diner overlooks a well-maintained garden. The kitchen is a modern space, perfect for family meals or entertaining guests.

The property consists of four bedrooms, distributed over two floors. The first floor houses three bedrooms, one of which benefits from a Juliet balcony, and a single bedroom faces the rear. The fourth bedroom (mezzanine area), currently used as a home office, could easily be converted to meet your needs. A family bathroom accommodates this floor, providing a convenient setting for daily routines.

A master bedroom occupies the second floor, complemented by an ensuite modern shower room. This private space offers a retreat from the bustle of the household, ideal for couples seeking some solace.

The property comes with a garage and parking space, providing ample room for vehicles or additional storage. The rear garden is a tranquil spot, perfect for outdoor dining or a children's play area - making it ideal for families.

Located in close proximity to public transport links, local amenities, and schools, this home is not only beautifully presented but also enjoys a highly sought-after location. This property is a must-see for those looking to settle in a vibrant, community-focused area.



ROOMS

Ground Floor

Entrance Hallway

Composite entrance door into hallway, radiator, stairs rising to first floor, storage cupboard, access to w/c and lounge.

W/C



uPVC double glazed window to the front elevation, low level w/c, pedestal wash hand basin and radiator.

Lounge



uPVC double glazed bay window to front elevation, two radiators, feature wall housing electric fire and space for media and door giving you access to the kitchen/diner.

First Floor

Open Plan Kitchen/Diner



uPVC double glazed window to the rear over looking the garden, French doors leading to rear garden, uPVC picture window over looking the rear garden. The kitchen consist of matching wall and base units, island, space for fridge/freezer, plumbing for washing matching and dishwasher, wine cooler, gas hob, electric oven, extractor fan and under cupboard lighting.

Landing

Stairs leading leading from the ground floor to the first floor, access to bedroom two, three and four/mezzaluna.

Bedroom Two

French doors to front elevation leading to Juliet balcony, radiator.

Bedroom Three



uPVC double glazed window to rear, radiator.

Bedroom Four/Mezzanine area

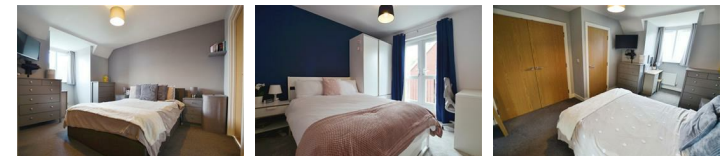


Bedroom four currently being used as a home office.

Second Floor

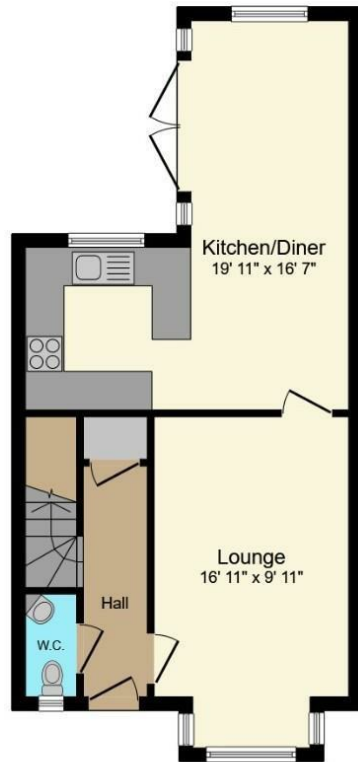
Stairs leading from the landing to second floor, storage cupboard and access to bedroom one.

Bedroom One

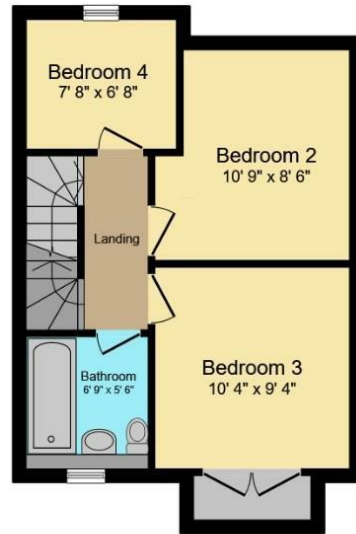


uPVC double glazed window to the rear elevation, built in wardrobes, radiator, door leading to ensuite.





Ground Floor
Floor area 488 sq.ft.



First Floor
Floor area 381 sq.ft.

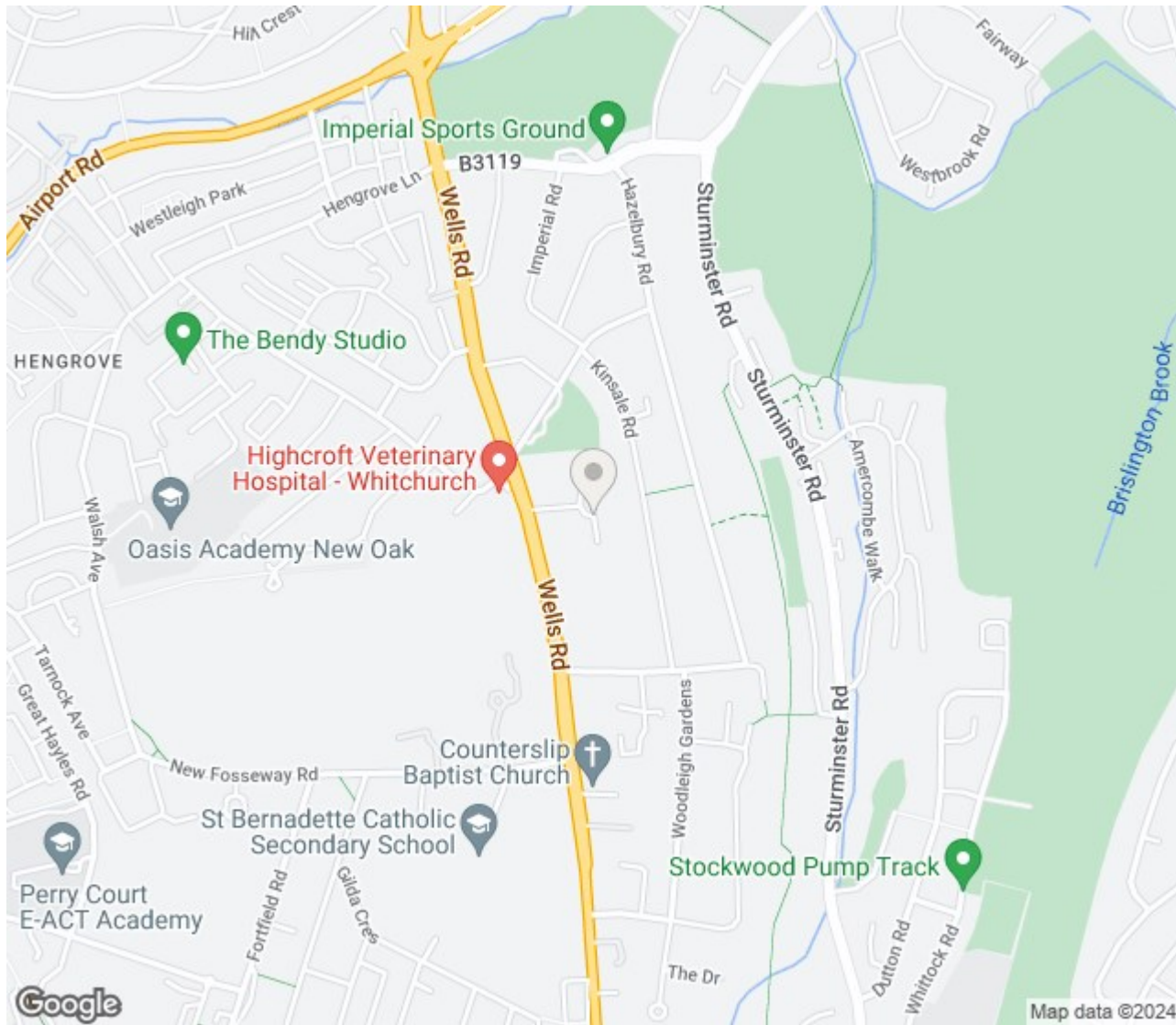


Second Floor
Floor area 257 sq.ft.


TOTAL: 1,126 sq.ft.

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io





ENERGY PERFORMANCE CERTIFICATE

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		
England & Wales	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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