44 Hillside Road
, Bristol, BS5 7PA

Asking price £530,000

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Description

Welcome to this lovely 4 bedroom detached house situated in St. George. It features both a 19' long garage, and cellar, providing ample storage space or the potential for a creative project. With far-reaching views towards the Mendips to the rear, this property is an absolute gem!

Comprising of inner hallway with oak flooring, leading to an open-plan bay lounge and dining room. The spacious kitchen features lovely views out onto the garden. The downstairs also boasts an additional WC. Upstairs you'll find 3 double bedrooms, a single and a modern family bathroom. The master bedroom offers an en suite bathroom and a walk in wardrobe providing extra storage space.

To the rear of the property, you'll find a lovely south facing garden with patio space for table and chairs, great for hosting barbecues or relaxing in the evening watching the hot air balloons drift by. As you follow the steps down to the established

- GARAGE & CELLAR
- MASTER BEDROOM WITH EN SUITE
- EXTERNAL WALL INSULATION
- SPACIOUS KITCHEN WITH BUILT IN DOUBLE OVEN
- MODERN FAMILY BATHROOM
- OPEN FIREPLACE WITH SLATED SURROUND
- FAR REACHING VIEWS TOWARDS THE MENDIPS
- 3 DOUBLE BEDROOMS & 1 SINGLE BEDROOM
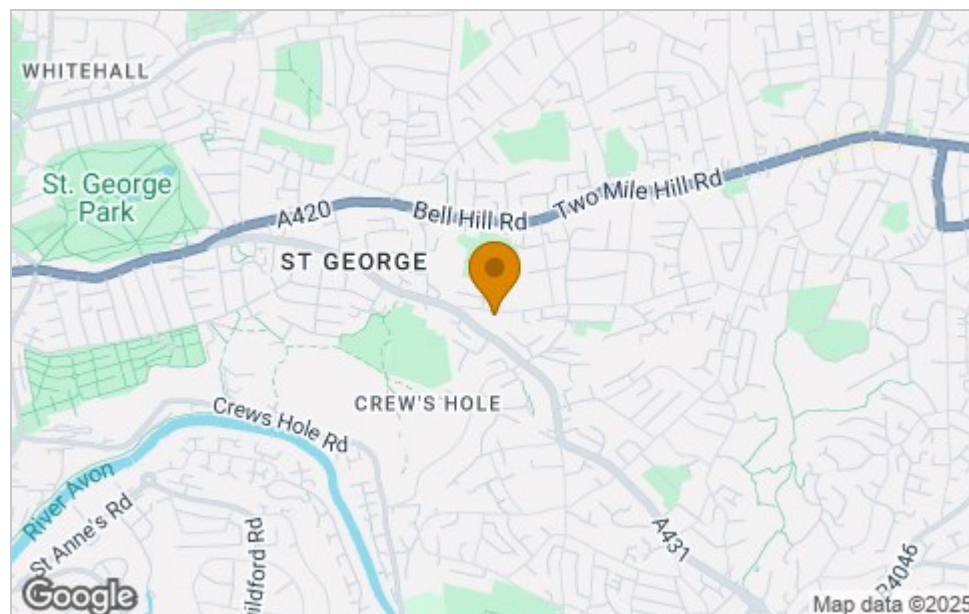- OPEN PLAN BAY LOUNGE AND DINING ROOM
- DOWNSTAIRS WC

Floor Plan

Cellar
4.10 x 3.20 m
13'5" x 10'6"

Lower Ground Floor

Living Room
3.46 x 3.67 m
11'4" x 12'0"

Dining Room
3.49 x 4.16 m
11'5" x 13'7"

Kitchen
5.10 x 2.58 m
16'9" x 8'5"

WC
0.70 x 1.98 m
2'3" x 6'5"

Floor 1

Bedroom 2
3.11 x 3.68 m
10'2" x 12'0"

Bedroom 3
2.50 x 3.36 m
8'2" x 11'0"

Bedroom 1
3.30 x 3.04 m
10'9" x 9'11"

Bedroom 4
1.67 x 2.64 m
5'5" x 8'7"

Bathroom
1.71 x 2.02 m
5'7" x 6'7"

En Suite
1.64 x 1.83 m
5'4" x 6'0"

Floor 2

HOUSE+CO
PROPERTY

Approximate total area[1]
119.56 m²
1286.94 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.
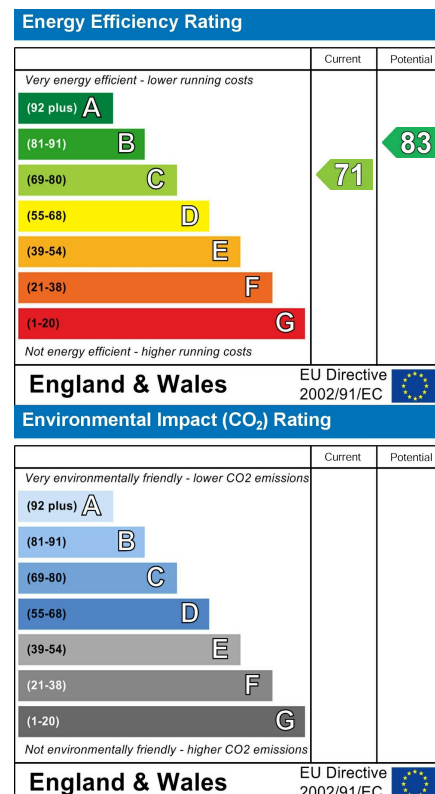
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Area Map

Viewing

Please contact our House + Co Property (Sales) Office
on 0117 907 0020 if you wish to arrange a viewing appointment for this property
or require further information.

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	71	
(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$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales EU Directive 2002/91/EC