



30 Knoll Hill, Sneyd Park

Guide Price £1,250,000

RICHARD
HARDING



30 Knoll Hill,

Sneyd Park, Bristol, BS9 1QU

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A contemporary detached two storey, four double bedroom, two reception house with level garden, ample driveway parking and a large double garage.

Key Features

- The house has undergone recent modernisation including a stunning kitchen with large island and bi-fold doors opening out onto the rear garden.
- Both stylish and manageable with various practical additions including utility, downstairs wc and double garaging.
- The ground floor has a large dual aspect reception room opening into the garden, a second reception room (currently used as a study), a stunning kitchen also accessing the garden, adjoining utility and, in turn, into the double garage.
- The first floor has four double bedrooms and a family bathroom, with the principal bedroom enjoying a particularly generous ensuite.
- The house is set in the very pleasant and leafy environs of Sneyd Park with walks over the Downs and Sneyd Park Nature Reserve from the door and convenient access both in and out of Bristol.





GROUND FLOOR

ENTRANCE HALLWAY: oak flooring, radiator, stairs to the first floor, doors to kitchen/breakfast room, sitting room, study, ground floor wc. and cloaks cupboard.

GROUND FLOOR WC: modern white suite with sink unit, wc, window to side elevation, tiled walls and floor, radiator.

STUDY: (12'0 x 9'5") (3.66m x 2.88m) double glazed window to the front elevation, recessed spotlights, radiator.

LIVING ROOM: (22'9" x 12'10") (6.94m x 3.90m) double glazed windows to front and bi-fold doors to rear. Two radiators, recessed spotlights, door opening to:-

KITCHEN: (20'1" x 12'10") (6.12m x 3.90m) recently fitted stylish and large kitchen with windows and bi-fold doors opening onto the rear garden. Large island with breakfast bar. Neff induction hob and extractor, Neff double oven, integrated dishwasher, integrated fridge/freezer. Sink unit and drainer. Recessed spotlights. Further doors opening to the sitting room, the hallway and to the:-

UTILITY ROOM: units with working surfaces over, space and plumbing for washing machine and tumble dryer, 1½ bowl sink and drainer unit, double glazed window to side. Door opening to the double garage.

FIRST FLOOR

LANDING: doors to all rooms, access to loft, airing cupboard.

BEDROOM 1: (13'0 x 12'11") (3.95m x 3.93m) double glazed window to the front elevation, fitted mirrored wardrobes, radiator. Door opening to:

Ensuite/wc: a very generous room with white suite comprising low level wc, bidet, tiled walls and floor, tiled panelled bath, separate shower cubicle, heated towel rail, extractor fan, large double glazed window.

BEDROOM 2: (12'2" x 10'5") (3.70m x 3.17m) double glazed window to front elevation, radiator, fitted mirrored wardrobes.

BEDROOM 3: (12'2" x 10'0") (3.70m x 3.05m) double glazed window to rear elevation, radiator, fitted wardrobes.

BEDROOM 4: (9'5" x 9'5") (2.87m x 2.87m) double glazed window to rear elevation, radiator, fitted wardrobes.

BATHROOM/WC: white suite, shower and screen, heated towel rail, double sink unit, wc, recessed spotlights, opaque double glazed window.

OUTSIDE

FRONT GARDEN: landscaped front garden with mature trees and shrubs, driveway parking for at least two cars.

REAR GARDEN: patio area, pond, lawned section with trees, plants and shrubs.

GARAGE: two up and over doors, boiler, door out to rear garden, access to loft storage.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: G





PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Knoll Hill, Sneyd Park, Bristol, BS9 1QU

Approximate Gross Internal Area = 185 sq m / 1991 sq ft
(Including Double Garage)

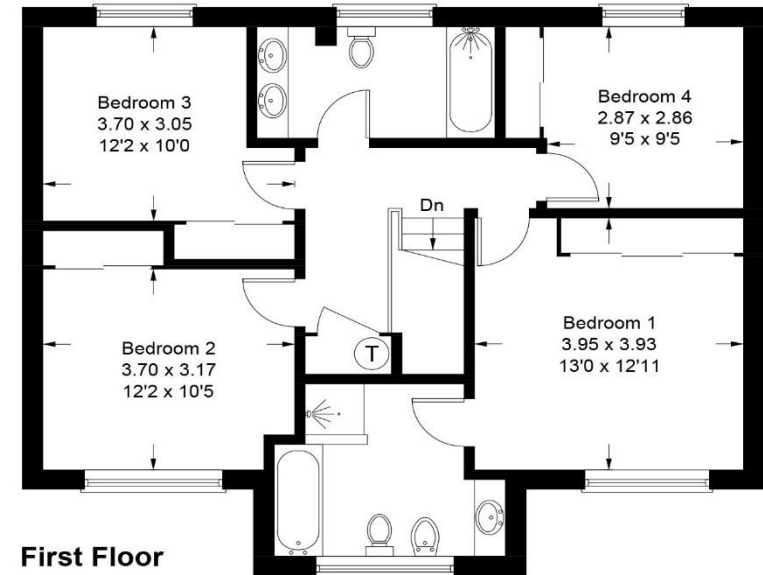
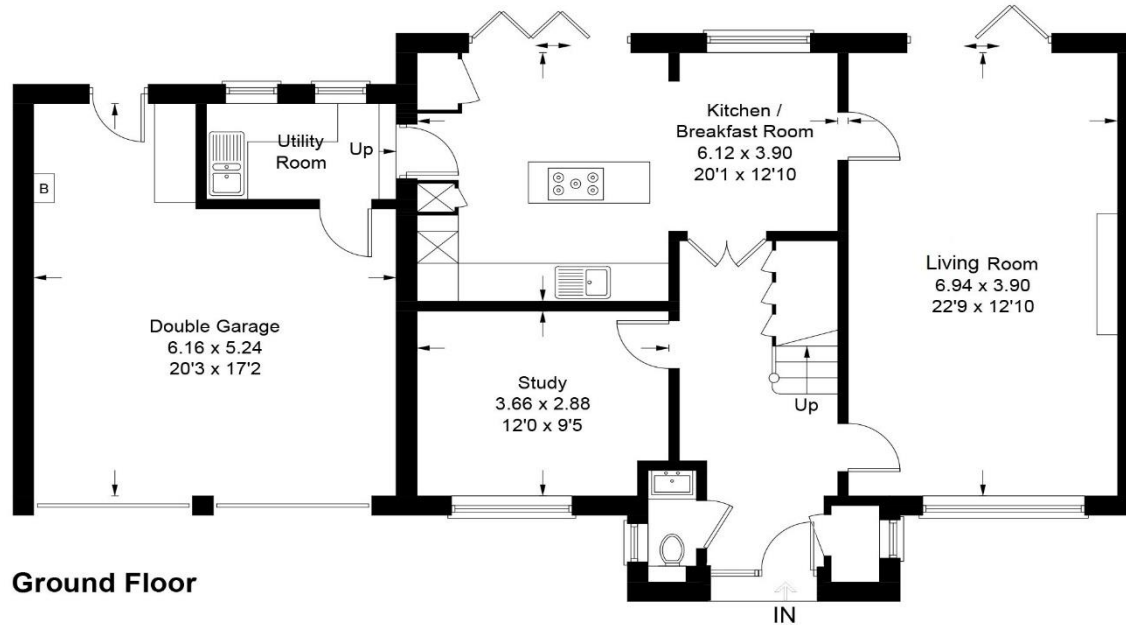


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