



Hill Street, Totterdown

£440,000

- **Energy Rating - D**
- **Four Piece Bathroom Suite**
- **Landscaped Garden**
- **0.6 Mile walk to Temple Meads Station**

- **Modern Kitchen Diner**
- **Downstairs Cloakroom**
- **Two Double Bedrooms**
- **Traditional Home with Modern Twists**

Greenwoods are delighted to market this fantastic home. This two bed property has been transformed by the current owners, each room highlighting the properties past with period features throughout combined with a modern style of living.

As you enter through the stunning stained glass front door you are greeted into a small porch like area, ideal for leaving coats, shoes or drying the dog. Through the second door, to your left is the spacious front living room, benefitting a traditional bay window allowing natural light to fill the space alongside providing extra floorspace for furniture. A log burner completes the traditional feel of the room.

Continuing along the hallway is the impressive kitchen diner space and the heart of this home. This section of the property has been personally designed by the current owners, maximising the space, arranging the exceptional integrated kitchen to make cooking and hosting a true joy. The kitchen itself benefits from custom made quartz worktops and breakfast bar running on from the farmhouse style sink. This room profits from French doors that lead out onto the landscaped garden. To the rear of the kitchen diner is a useful utility space with fitted sink, space for washing machine, additional storage and an incredibly useful WC that can also be accessed from the lower tier of the patio outside.

Upstairs boasts two double bedrooms, the largest of which spanning the entire width of the house, with traditional style sash windows, decorative feature fireplace and additional built in storage space.

The two spacious bedrooms are complimented by a fantastic four-piece bathroom suite.

Outside; this home benefits from front and rear gardens, the later of which has been totally redesigned with beautiful Indian sandstone patio and Balau hardwood decked seating area to enjoy the sun through spring, summer and autumn.

Lounge 14'1" into bay x 12'7" into recess (4.30 into bay x 3.86 into recess)

Kitchen/Diner 16'1" x 13'6" (4.92 x 4.14)

Both taken at max

Utility 5'6" x 5'6" (1.70 x 1.69)

Ground Floor Cloakroom 5'9" x 2'6" (1.77 x 0.78)

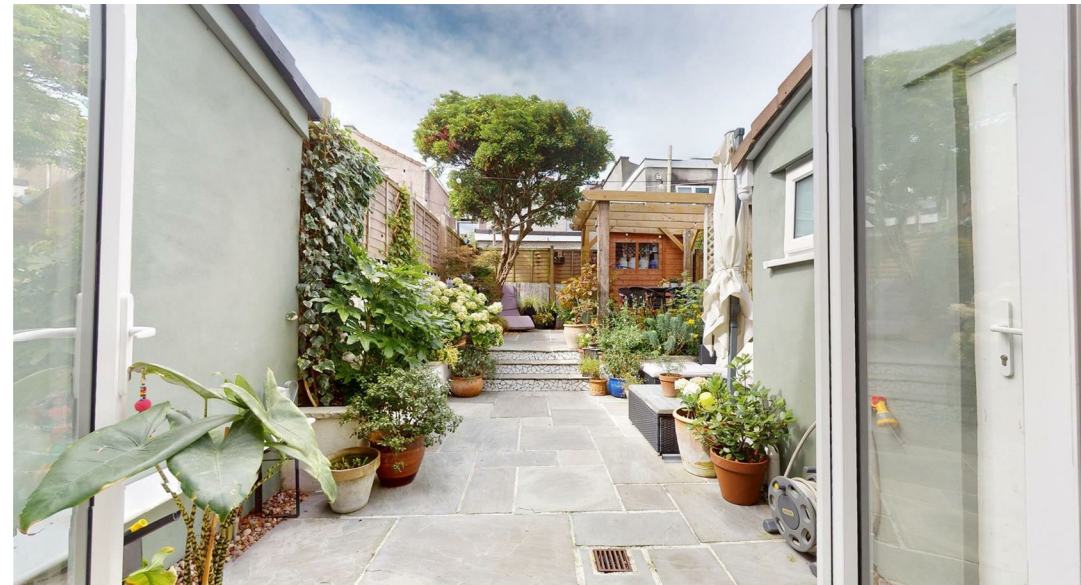
Bedroom One 16'3" into recess x 11'6" (4.97 into recess x 3.52)

Bedroom Two 11'0" x 8'11" (3.37 x 2.73)

Bathroom 13'9" x 7'0" (4.21 x 2.14)

Tenure - Freehold

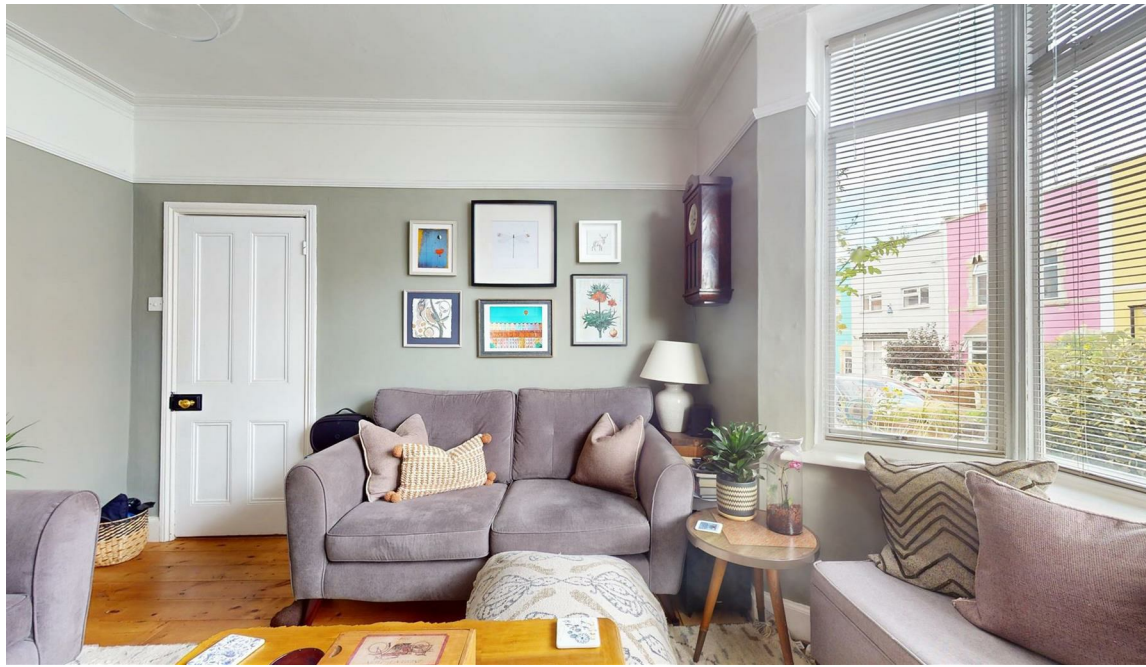
Council Tax Band - B



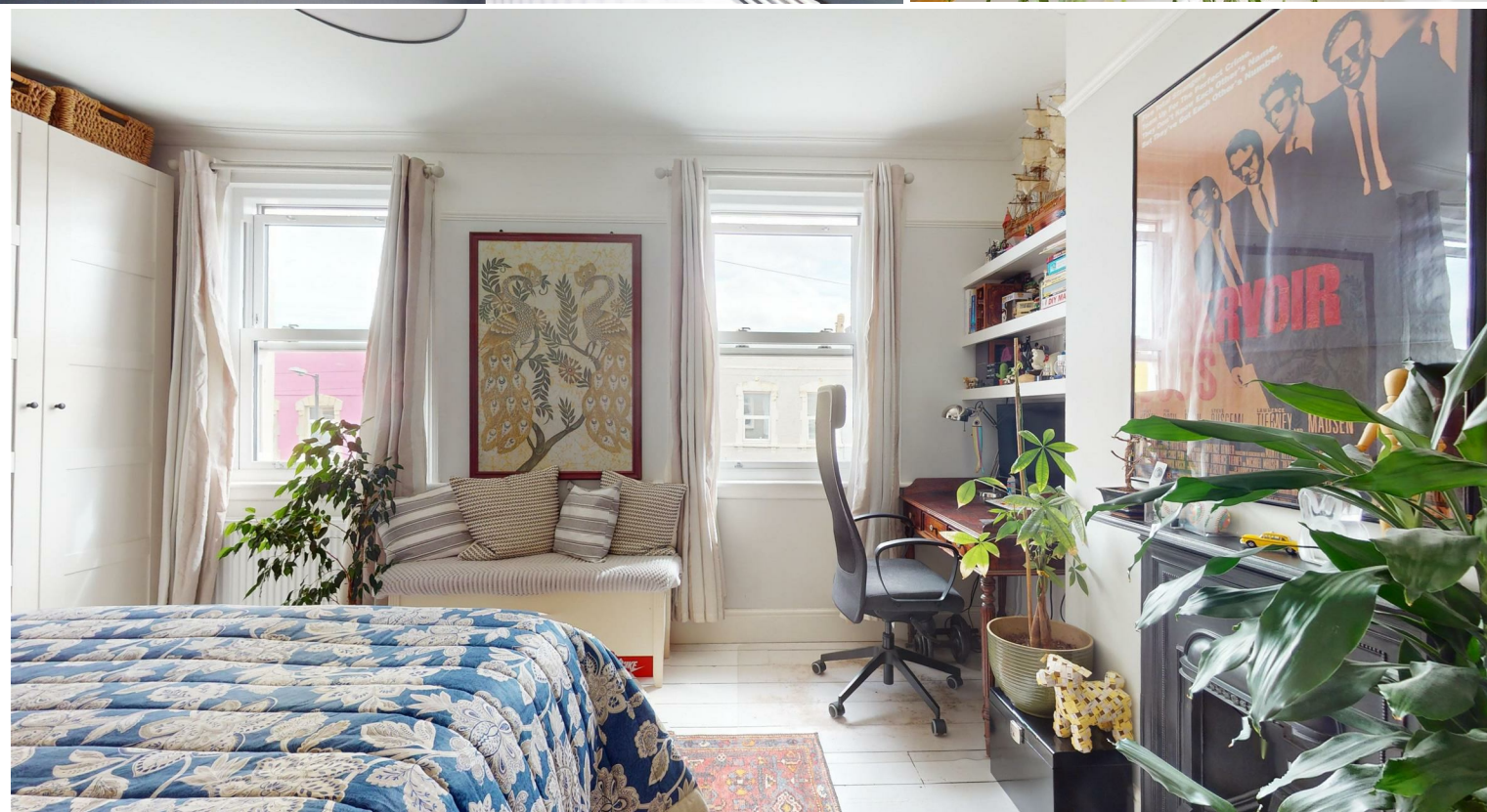




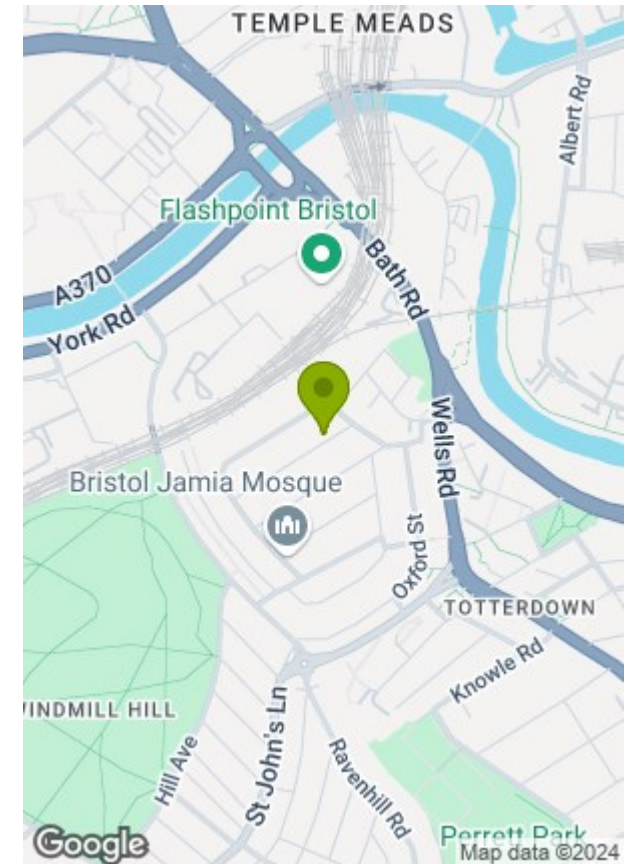








AWAITING FLOORPLAN



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		
		84
	60	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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