



1 County Park Stanley Hill, Bristol , BS4

£415,000

- INTERACTIVE 3D TOUR
- THREE Bedrooms
- Upstairs Bathroom
- Solar Panels, Gas Central Heating & Two Parking Spaces
- 915 Sq.Ft
- A Unique & Modern Build
- Open Plan Living Area
- Enclosed Garden
- Vibrant Totterdown Location
- Energy Rating - B

An attractive & unique THREE bedroom modern build on Stanley Hill, a former factory transformed into a contemporary, spacious, and bright home in the heart of Totterdown. Upon entering the property, you step into the living/kitchen/dining area, the generous ceiling height creates an expansive and airy atmosphere, enhancing the overall sense of space and openness, a great space for entertaining friends & family. Wooden flooring runs throughout the ground floor and there are two useful storage cupboards, ideal for your everyday household paraphernalia. On the first floor, again with generous ceiling heights, there is a Velux window on the landing allowing natural light, the two double bedrooms overlook a small park and there is an additional single bedroom which is currently being utilised as a home office. Lastly, there is a contemporary style bathroom, again with a Velux roof window providing natural light & ventilation. Outside, there is an enclosed & private paved garden with plenty of space to entertain with those summer barbecues. In addition, the property has gas central heating, solar panels, double glazing and two parking spaces!

Stanley Hill is adjacent to the beautiful Arnos Vale Cemetery, a beautiful Victorian garden cemetery with a café at its heart. A short walk from Wells Road, this house is close to other local amenities including Fox and West Deli, Bank Restaurant, A capella Café & Pizzeria, Southside Bar and the recently opened Bruhaha Bar. Hillcrest Primary School is around the corner whilst open green spaces such as Perrett's Park, Redcatch Park and the 50 acres of Victoria Park are all within a short walk and offer a great escape from the hustle & bustle of the city. Temple Meads Train Station is a 15 minute walk and the exciting harbourside development of Wapping Wharf, boasting some of the best bars, restaurants and lifestyle shops in the city is roughly a 30 minute walk. Truly a must see!

Open Plan Living 24'3" x 19'3" (7.40 x 5.87)
Both at max

Bedroom One 12'0" max x 10'8" (3.67 max x 3.27)

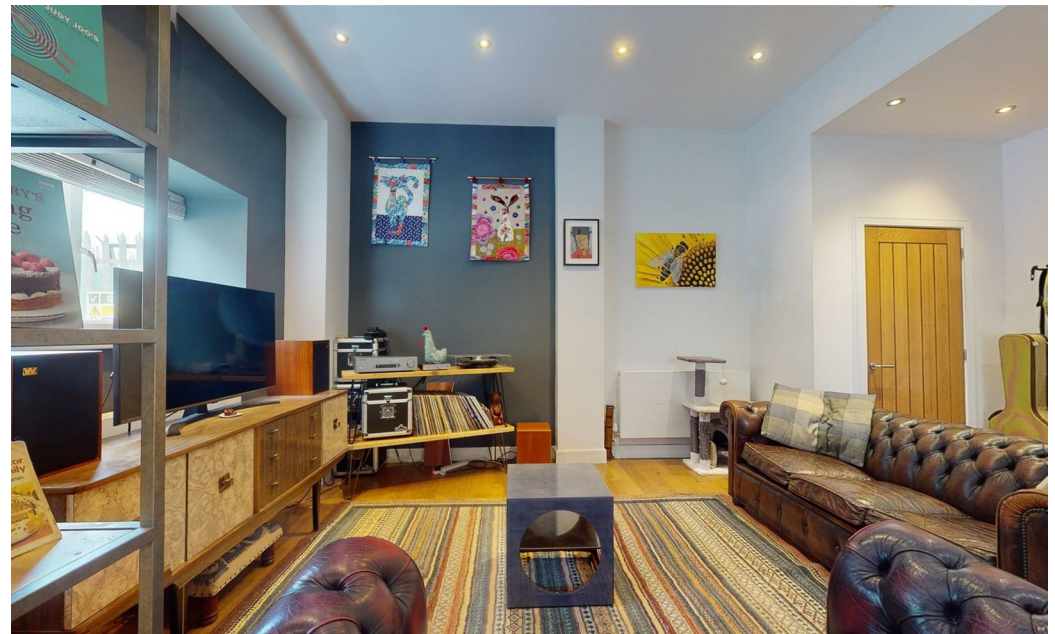
Bedroom Two 11'3" x 10'7" (3.45 x 3.24)

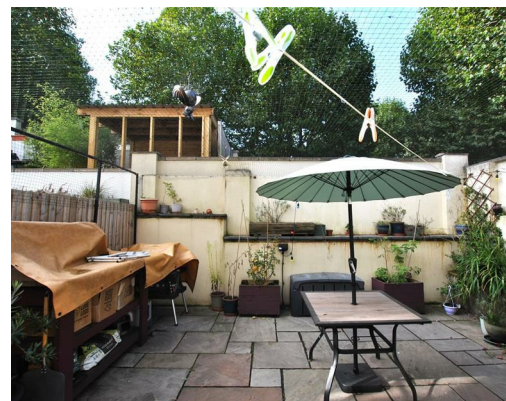
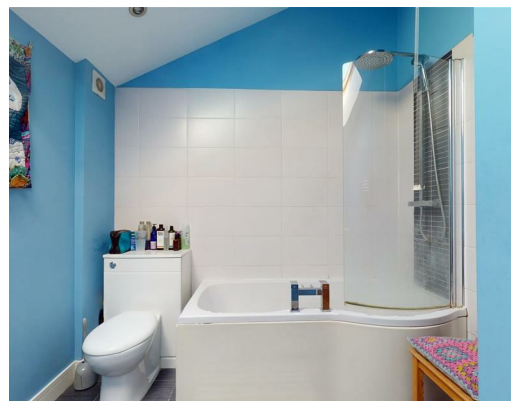
Bedroom Three 8'6" x 7'6" (2.61 x 2.29)

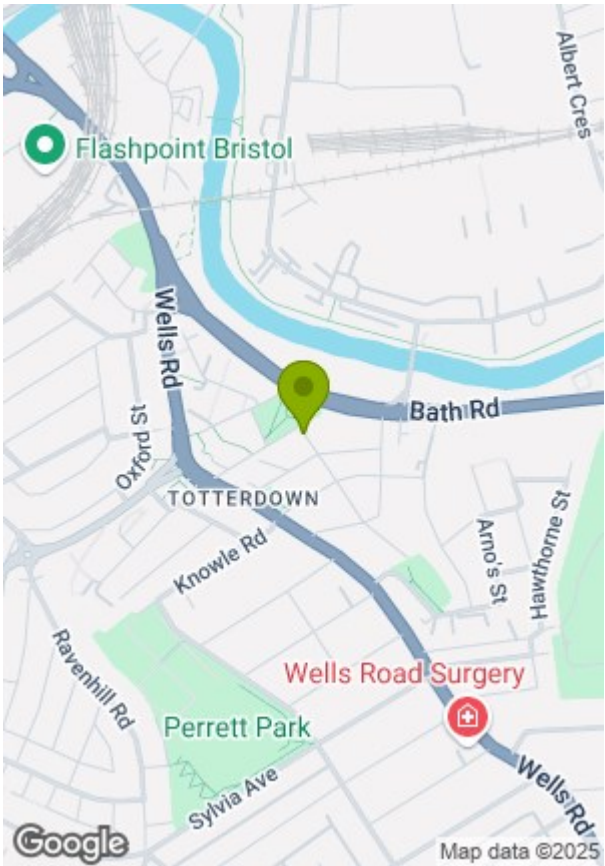
Bathroom 8'1" x 8'0" (2.48 x 2.44)

Tenure - Freehold

Council Tax Band - C







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 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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