



HUNTERS[®]
HERE TO GET *you* THERE

14 Embassy Walk, Whitehall, Bristol, BS5 7EA

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Offers In Excess Of £525,000

****PEACEFUL WHITEHALL CUL DE SAC**** The condition and size of this home is the real Wow Factor! You could not be disappointed with the immaculate presentation throughout, boasting 4 versatile reception rooms and a gym, cloakroom, kitchen & utility all on the ground floor opening onto wrap around private garden complete with summerhouse housing a hot tub! Upstairs are four bedrooms with a bathroom, the master bedroom is huge with Juliette balcony and complete with bath en-suite! The side extension could easily be used as an Annex/Studio for larger families. All complemented by a wonderful community of neighbours, paved driveway and new double glazing! Please call or email to arrange a visit. The vendors have secured their new home!

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GROUND FLOOR

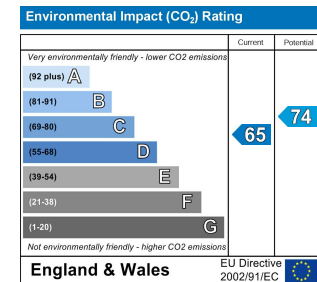
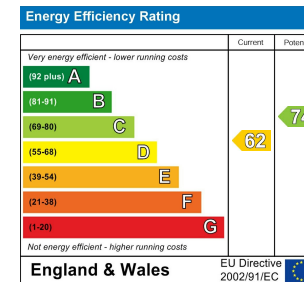


1ST FLOOR



4 BED SEMI-DETACHED

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FRONT DOOR

New composite bespoke front door opening into

ENTRANCE HALL

Wide open bright space with staircase to first floor, radiator, under stairs storage cupboard and doors to

LOUNGE

12'4" x 11'5"

Double glazed curved bay window to front, radiator, gas fire, cast iron surround and mantelpiece, opening into

DINING ROOM

10'9" x 10'10"

Radiator, opening into

CONSERVATORY

9'8" x 9'6"

Double glazed windows to side and rear, door to garden, radiator

KITCHEN

13'5" x 12'1"

Gloss wall and base units with work surface over, sink and drainer, space for range oven with extractor fan over, space for integrated dishwasher with plumbing and power in place, space for stand alone fridge freezer, vertical radiator, double glazed window and door to rear garden

CLOAKROOM

5'6" x 2'10"

WC and wash hand basin with storage and tiled splash backs

RECEPTION ROOM

14'5" x 10'9" max (narrows to front)

(to side extension - currently used as a dining room)

Double glazed patio doors with fitted blinds to front, double glazed window to side, radiator, door into

GYM

11'1" x 5'11"

Obscure glazed window and door to side giving access to garden, space for gym equipment, ideal home office, door into

UTILITY ROOM

8'9" x 7'10"

Wall and base units with work surface over, space for under counter washing machine and tumble dryer, ideal laundry room, tall cupboard for iron & vacuum, wall mounted Valliant boiler (approx 8-9 years old), obscure glazed window to rear

STAIRS

Leading to first floor landing with stairs to both sides, loft access and doors to

BEDROOM ONE

20'0" x 14'11" max (narrows)

Double glazed window to front, fitted wardrobes, radiator, French doors to Juliette balcony overlooking the garden (potential for a roof terrace), door to

EN-SUITE

5'5" x 5'0"

Obscure glazed window to rear, three piece suite comprising corner bath with shower over, folding shower screen, tiled walls, wc, wash hand basin

BATHROOM

6'10" x 5'8"

Three piece white suite comprising P shaped bath with shower over, glass shower screen, tiled walls, wc, wash hand basin, obscure glazed window to rear

BEDROOM TWO

12'8" x 8'11"

Double glazed curved bay window to front providing rooftop views across the City. Painted exposed wood flooring, radiator, fitted wardrobes

BEDROOM THREE

10'11" x 9'1"

Double glazed window to rear, fitted wardrobes along back wall, radiator

BEDROOM FOUR

7'10" x 6'11"

Double glazed window to front, shelving to alcove, ideal home office space, radiator

GARDEN

Patio, steps up to lawn, mature tall trees providing privacy, flower beds, large storage shed, decked seating area in front of

SUMMER HOUSE

16'9" x 8'10"

Wood with window and double doors, space for furniture and hot tub (to be negotiated)

PARKING

Paved driveway to front providing off street parking

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, the agency, for reasons of safety, may be required to disconnect or drain services or appliances. All measurements are approximate. If you are thinking of selling your home or just curious about 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.

