



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

40 Gratitude Road, Greenbank, Bristol, BS5 6EH

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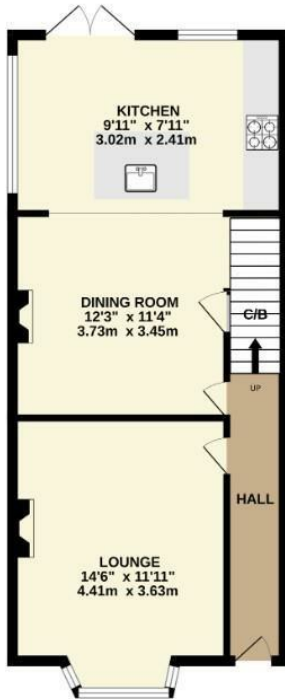
£575,000

**\*\*A Beautiful Home in One of the Best Roads in Greenbank!\*\*** The Stunning Loft Conversion comes complete with two double bedrooms and an exceptional bathroom with rolltop bath and huge windows providing vast rooftop views. The vast bespoke kitchen diner won't disappoint with island, glass roof, parquet flooring and wood burner! There is a another wood burner in the cosy bay fronted lounge. At the end of the South West Facing Garden there is a home office/guest house complete with WC! and bike store beside the rear lane access. The greenery and fruit trees climb over the enclosed seating areas. Upstairs the first floor provides a large family bathroom and two double bedrooms. All this is finished with character, charm and modern thoughtful twists making it an absolute pleasure to be in. The area in which this home sits is equally as impressive with the cycle path steps away, local cafes and independent shops mean you don't have to go far to enjoy the community and amenities. Please get in touch to have a look inside.

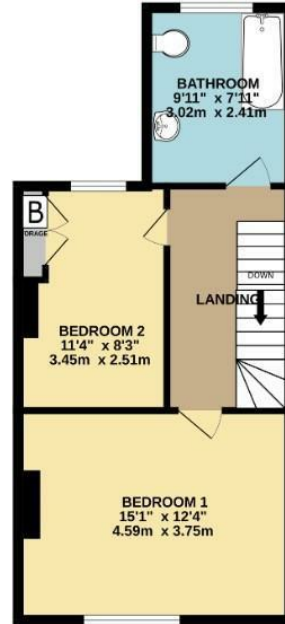
- Huge Kitchen Diner with Island & Wood Burner
- South West Facing Generous Green Garden
- Garden Studio with Water, Wi-Fi & Power
- Fruit Trees, Bike Store & Rear Lane Access
- Impressive Loft Conversion with Floor to Ceiling Windows
- Stunning Bathroom with Roll Top Bath
- Three Floors & Four Double Bedrooms
- Additional Large Bathroom to First Floor
- Arguably The Best Road in Greenbank
- Cycle Path and Independent Businesses All Around

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GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.6 sq.m.) approx.



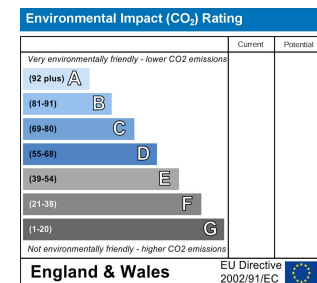
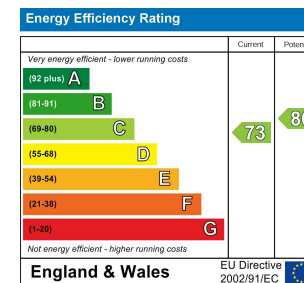
2ND FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



#### 4 BED TERRACE

TOTAL FLOOR AREA : 1434 sq.ft. (133.2 sq.m.) approx.

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**

Pink wood door opening into

**Entrance Hall**

Wall mounted meters, radiator, coir carpet, stairs to first floor

**Lounge**

14'1" x 9'3"  
Double glazed bay window to front, fireplace housing wood burner. radiator, wi-fi point

**Kitchen Diner**

21'7" x 14'7"  
Bespoke wood wall and base units with wood work surface over, ample storage with appliance space, tiled splash backs, double glazed window to rear, island with sink, further storage space including dishwasher space and plumbing, part glazed roof over seating area, double glazed French doors to rear garden, parquet flooring, large dining area with wood burner

**Stairs**

Leading to first floor landing with stairs to second floor

**Bathroom**

9'7" x 7'6"  
Three piece white suite comprising wc, wash hand basin, bath with shower over, radiator, window to rear, wood flooring

**Bedroom**

11'3" x 8'2"  
Double bedroom. Double glazed window to rear, radiator, built in airing cupboard housing Worcester combination boiler

**Bedroom**

13'6" x 12'4"  
Double glazed window to front, radiator

**Stairs**

Leading to second floor loft conversion with sky light over

**Bathroom**

10'0" x 7'8"  
Two large windows providing vast rooftop city views, roll top bath, wc, wash hand basin, radiator, wood flooring

**Bedroom**

9'6" x 9'5"  
Double bedroom. Floor to ceiling window to rear, walk in wardrobe, radiator

**Bedroom**

13'6" x 7'10" into eave  
Double bedroom. Two Velux windows to front, light tunnel

**Garden**

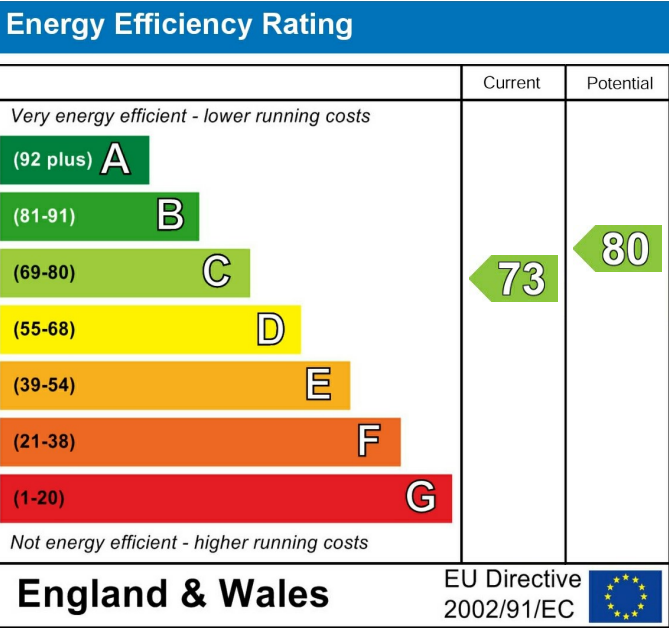
South West facing generous green garden with seating areas covered in mature plants and fruit trees. Gate giving access to rear lane.

**Garden Studio**

8'9" x 8'7"  
Sliding doors into versatile hub with power, water. light and internet (cable from the house) ideal home office with it's fitted storage and desk or guest room, wc and wash hand basin, windows to side and sky light

**Bike Store**

Wood storage unit with shelving, ideal bike storage beside rear lane access (gated at either end for added security)



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 there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover 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.























