



Edward Parker Road, Bristol BS16 1QE

welcome to

Edward Parker Road, Bristol

This superb three bedroom house benefits from a two car driveway, larger than average garden and unusually private aspect to the rear. This light and bright home offers a delightful living room, kitchen-diner and top floor master bedroom with ensuite.

Edward Parker Road Entrance

The attractive property frontage grants entry from the driveway leading into the a hallway space prior to the staircase and main reception room.

Hall

The attractive hallway instantly accentuates the feeling of size and space as found throughout. Finished with stylish grey carpet which looks sleek and modern against the brilliant white walls. Here the space includes pendant light and the open staircase leads upwards.

Living Room

13' 8" max x 10' 5" max (4.17m max x 3.17m max)
The well proportioned main living space is equally well presented and benefits from glorious light given the windows to the front aspect. The well designed placement in the home conveniently leads onward into the spacious kitchen-diner and then onward to the garden.

Kitchen - Diner

15' 7" max x 13' 11" max (4.75m max x 4.24m max)
The kitchen complete with integrated appliances and dining space really feels like the heart of this home offering a pleasant outlook over the garden. The very well proportioned room accommodates the kitchen with ease still allowing plenty of room for a dining table. The glazed doors with vertical transom windows allow for sumptuous amounts of natural light. A spacious larder and equally well proportioned WC lead away from here. Finished beautifully with oversized white tiles to the floor, pendant and feature spot-light bar.

W.C - Utility Space

6' 10" max x 4' 10" max (2.08m max x 1.47m max)

The WC is particularly spacious and offers tremendous convenience. Finished to the same high standard with continuation of the white ceramic flooring.

Larder

5' 8" max x 3' 3" max (1.73m max x 0.99m max)
A rare treat and hugely appealing! The larder space is perfect for storage.

Stairs Leading Upwards

Finished to a high standard with a continuation of carpets and painted wall mounted banisters against the brilliant white walls.

Landing

14' 1" max x 6' 11" max into void (4.29m max x 2.11m max into void)
The auditorium style landing is finished to the same high standard and leads to all areas.

Bedroom 2

14' max x 9' 3" max (4.27m max x 2.82m max)
Bedroom 2 is well proportioned and benefits from the view out over the garden. The space easily accommodates a double or king sized bed alongside ample storage with ease. Finished to a very good standard as per throughout.

Bedroom 3

11' 9" max x 6' 11" max (3.58m max x 2.11m max)
Bedroom 3 faces the front aspect and is notably spacious for a third bedroom. It is particularly light and bright and benefits from a pleasant outlook over this low density site to the front. The current owner uses this an an office but could just as easily be a nursery, spare room or similar.

Bathroom

7' 1" max x 6' 9" max (2.16m max x 2.06m max)
The three piece bathroom with shower over bath offers a luxurious feel given the feature wall colour against the white suite. A slim line extractor is fitted as is oversized white flooring tiles and additional wall mounted storage furniture.

Further Hall - Stairs Upward

Access to the primary suite is via staircase to the top floor. The additional hallway space prior may be closed off granting ultimate privacy. Further window to the front aspect located here.

Bedroom 1

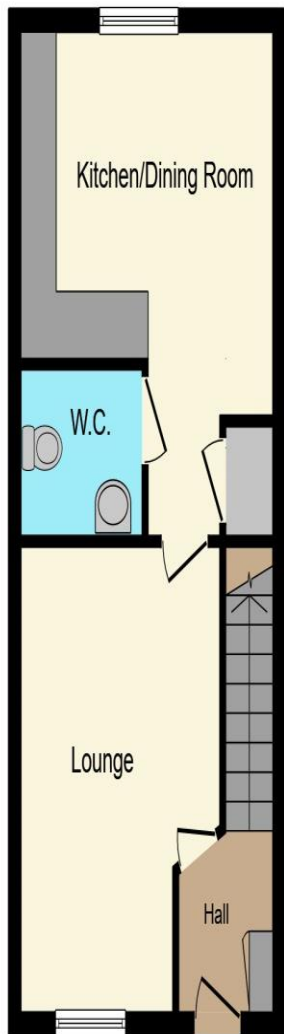
19' max x 13' 10" max (5.79m max x 4.22m max)
The superb primary bedroom features a well proportioned ensuite, windows to the front aspect, Velux roof-light windows to the rear, built-in storage and auditorium staircase balustrades which are open to the private staircase. The room offers plenty of room for additional furniture including a desk and lounging items should they be required.

Ensuite

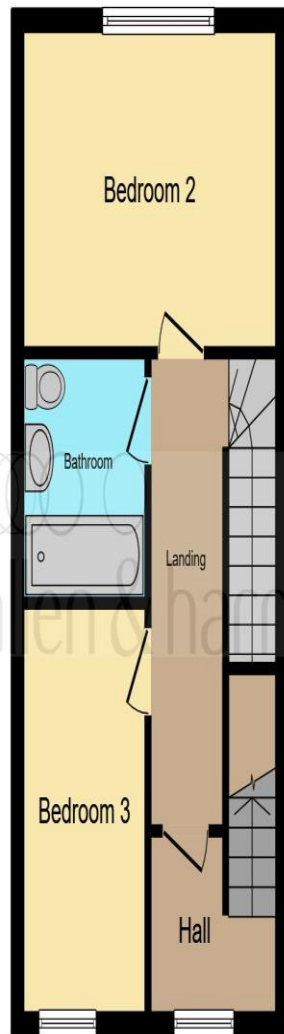
7' 4" max x 4' 7" max (2.24m max x 1.40m max)
Very well proportioned ensuite including walk-in shower, WC and vanity unit with basin. Again, finished to a high standard.

External Garden

The garden measures approximately 39 feet by 16 feet. The space is layed to lawn with wooden boundary fencing on three sides. The garden is accessed directly from the spacious kitchen - diner creating a real feeling of inside and outside living. The garden feels particularly private given the site orientation and placement of other properties.



Ground Floor



First Floor



Second Floor

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welcome to
Edward Parker Road,
Bristol

- Three Bedroom Semi Detached Home
- Two Car Driveway
- Spacious and Unusually Private Garden
- Desirable Scholar's Chase Development
- Particularly Well Presented Example of this Desirable Home Type

Tenure: Freehold EPC Rating: B

£450,000



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