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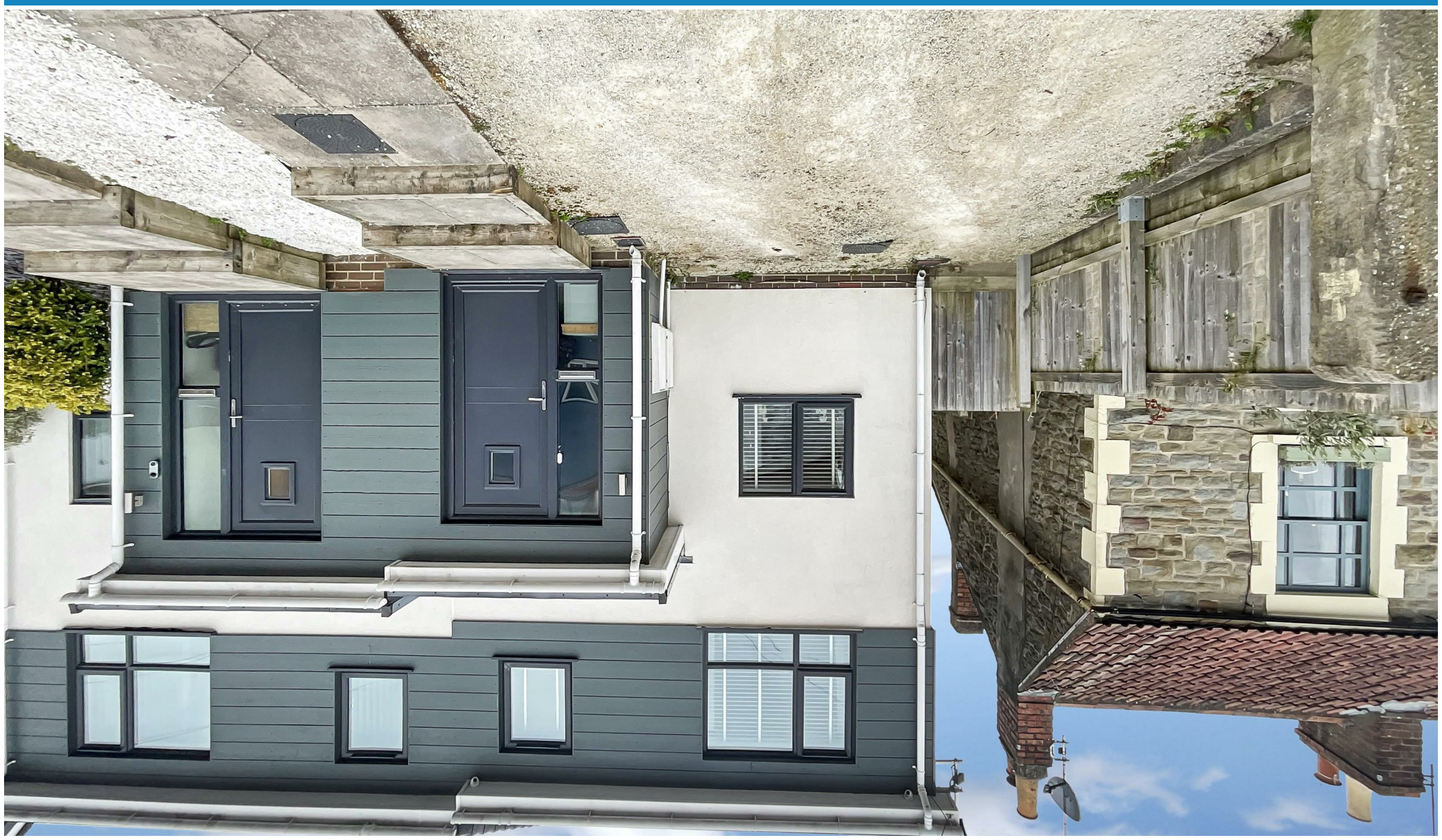
Ohana House, 21 Lower Chapel Road, Hanham, Bristol, BS15 8SH

Offers In Excess Of £350,000



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.

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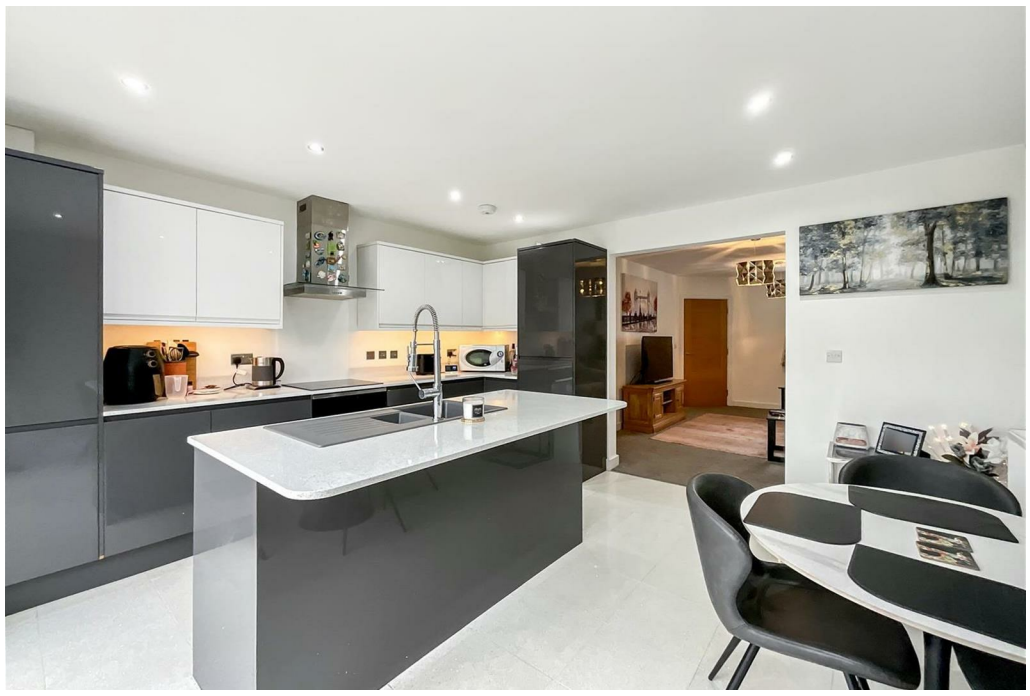
The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



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Council Tax Band: D | Property Tenure: Freehold

Welcome to Ohana House, a charming semi-detached residence located on Lower Chapel Road in the desirable area of Hanham, Bristol. This modern property, built in 2017, offers a perfect blend of contemporary living and family-friendly features, making it an ideal home for those seeking comfort and convenience. As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The heart of the home is the well-appointed kitchen/diner, which boasts fitted appliances and ample space for dining, making it a delightful area for family meals and gatherings. This property comprises four generously sized bedrooms, providing plenty of room for family members or guests. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. Outside, the low-maintenance courtyard rear garden offers a private retreat, ideal for enjoying sunny days or hosting barbecues with friends and family. Additionally, the property features a garage and parking space for two vehicles, providing convenience and security for your vehicles. Ohana House truly embodies the spirit of family living, with its thoughtful design and modern amenities. This home is not just a place to live; it is a sanctuary where memories can be made. If you are looking for a stylish and practical home in a vibrant community, this property is not to be missed.

Hallway
9'03" nt 4'07" x 5'04" nt 2'11" (2.82m nt 1.40m x 1.63m nt 0.89m)
Obscure double glazed door and window into hallway, stairs to first floor landing, partly tiled flooring, radiator, fuse box,

Lounge
15'06" x 10'10" (4.72m x 3.30m)
Double glazed window to front and side, opening into kitchen, 2x radiators,

W.C
4'10" x 2'11" (1.47m x 0.89m)
Wash hand basin, W.C, storage under sink, extractor fan, tiled flooring,

Kitchen/Diner
13'03" x 14'02" (4.04m x 4.32m)
Double glazed French doors and windows to rear, kitchen consists of matching wall and base units with granite worktops, centre island with 1 & a 1/2 bowl sink with mixer taps and drainer, granite splashbacks, tiled flooring, radiator, under cabinet lighting, gas combi boiler in cupboard, following appliances are integrated:- electric cooker, induction hob with extractor hood above, dishwasher, washing machine and fridge/freezer,

First Floor Landing
11'08" x 6'04" nt 3'08" (3.56m x 1.93m nt 1.12m)
Stairs to ground floor and second floor, storage cupboard,

Bedroom 1
11'04" nt 10'04" x 10'09" nt 8'09" (3.45m nt 3.15m x 3.28m nt 2.67m)
Stairs to bedroom 1, 3x velux windows to rear, built in wardrobes, storage cupboard, radiator, 2x eaves storage,

Bedroom 2
9'06" nt 3'0" x 14'01" nt 10'05" (2.90m nt 0.91m x 4.29m nt 3.18m)
2x double glazed windows to front, built in wardrobes, 2x radiators,

Bedroom 3
11'10" x 7'04" nt 6'04" (3.61m x 2.24m nt 1.93m)
Double glazed window to rear, radiator,

Bedroom 4
7'03" x 7'06" nt 5'05" (2.21m x 2.29m nt 1.65m)
Double glazed window to rear, built in wardrobes, radiator,

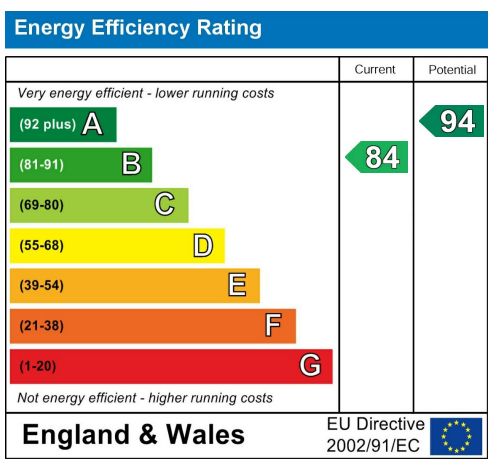
Bathroom
7'01" x 7'03" (2.16m x 2.21m)
Obscure double glazed window to side, Jacuzzi corner bath, wash hand basin, W.C, chrome heated towel rail, tiled flooring, partly tiled splashbacks, extractor fan,

Ensuite
4'11" x 10'02" nt 6'03" (1.50m x 3.10m nt 1.91m)
2x velux windows to front, walk in shower cubicle, wash hand basin, W.C, chrome heated towel rail, tiled flooring, part tile splashbacks,

Front
Accessed via pathway and steps to front door, off street parking for one car, outside light,

Rear Garden
Low maintenance courtyard rear garden over 2 levels, patio & astro turf areas, wall and fences enclosing, gate to parking space and garage at rear, gravel to side of property,

Garage & Parking
Access to garage in block at rear of property, ours is the first on the left hand side, up and over door, parking available for two cars, one space to the front of the property and second located at rear of property,



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