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17 Homemead Drive, Brislington, Bristol, BS4 5AP

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Offers In Excess Of £425,000

****NO ONWARD CHAIN**** Located on the tranquil cul-de-sac of Homemead Drive, Bristol, this delightful detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,001 square feet, the property boasts four spacious bedrooms, making it an ideal family home. The master bedroom features an ensuite bathroom, providing a private retreat for relaxation.

The heart of the home is the inviting reception room, which flows seamlessly into a large conservatory, perfect for enjoying the natural light and views of the rear gardens. This additional living space is ideal for entertaining guests or simply unwinding with family.

With two well-appointed bathrooms, morning routines will be a breeze for the whole family. The property also includes parking for two vehicles, ensuring that you and your guests have ample space.

Situated close to local amenities, this home offers the convenience of shops, schools, and parks just a short distance away. Whether you are looking to enjoy a peaceful evening in your garden or take advantage of the vibrant community nearby, this property truly has it all.

In summary, this charming detached house on Homemead Drive is a wonderful opportunity for those seeking a spacious and well-located family home in Bristol. Don't miss your chance to make it your own, call hunters today to arrange your internal viewing.

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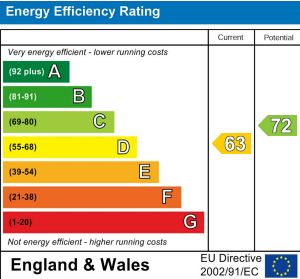
GROUND FLOOR



1ST FLOOR



While 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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Driveway

Situated to the front of the property providing parking for two cars

Entrance Hall

uPVC double glazed entrance door, radiator, carpet, doors to rooms

Lounge/ Dining Room

Window and patio doors leading to the conservatory, fireplace, radiator, laminate flooring

Kitchen

uPVC window to front, range of modern wall and base units with worksurfaces above, sink drainer, gas hob, fitted ovens, integrated fridge freezer, plumbing for washing machine, tiled flooring, uPVC double glazed door leading to the side elevation

Conservatory

uPVC surround, Glass Ceiling, uPVC double glazed doors leading to the rear garden, tiled flooring

Downstairs Cloakroom

uPVC double glazed window to side, low level w.c, wash hand basin, tiled flooring

Landing

uPVC double glazed window to side elevation, radiator, carpet, doors to rooms, loft access

Family Shower Room

uPVC double glazed window to side, walk in shower cubicle, vanity wash hand basin, low level w.c , radiator, tiled flooring

Bedroom One

uPVC double glazed window to front, fitted wardrobes, radiator, carpet

En Suite

uPVC double glazed window to side, shower cubicle , wash hand basin, lo level w.c, radiator,

Bedroom Two

uPVC double glazed window to rear, fitted wardrobes, radiator, carpet

Bedroom Three

uPVC double glazed window to rear, radiator, carpet

Bedroom Four

uPVC double glazed window to front, radiator, carpet

Rear Garden

Enclosed easily maintainable rear garden with gated side access

Garage

Integral Garage with up and over door power and lighting

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.





