HUNTERS®

HERE TO GET *you* THERE

Charnell Road

Staple Hill, Bristol, BS16 5NE

£400,000

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Council Tax: C

29 Charnell Road

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£400,000

DESCRIPTION

Occupying a prominent corner plot with generous gardens to three sides, this spacious and well-presented three-bedroom semi-detached home offers an excellent opportunity for families seeking both space and convenience.

Ideally positioned within the popular Staple Hill area, the property is just a short walk from the beautiful Page Park and Staple Hill High Street, with its wide range of shops, cafés and everyday amenities. Excellent transport links are close at hand, including easy access to the Ring Road and Bristol–Bath Cycle Path, while a good selection of local schools are also within easy reach.

The spacious accommodation comprises an entrance hallway, impressive open-plan lounge/diner providing a superb space for family living and entertaining, and a fitted kitchen.

Upstairs are two generous double bedrooms, a good-sized single bedroom and family bathroom.

A particular feature of the property is the generous corner plot, with gardens extending to the front, side and rear, predominantly laid to lawn with patio areas ideal for outdoor dining and entertaining. Completing the property is a garage and secure off-street parking to the rear.

The property offers a huge amount scope with the benefit of having recent planning permission granted for a double storey side extension, ground floor rear extension and loft conversion.

ENTRANCE PORCH

Access via UPVC double glazed double doors, hardwood glazed door leading to hallway.

HALLWAY

Stained glass windows to front, electric meter cupboard, double radiator, under stair recess, oak effect laminate flooring, LED downlighters, stairs rising to first floor, doors leading to lounge/diner and kitchen.

LOUNGE/DINER

26'3" x 11'10" (8.00m x 3.61m)

LOUNGE AREA

15'0" (into bay) x 12'0" (4.57m (into bay) x 3.66m)
UPVC double glazed bay window to front, oak effect laminate flooring, double radiator, open feature fireplace housing wood burner, slate hearth, opening leading through to dining area.

DINING AREA

13'11" x 11'0" (4.24m x 3.35m)
Double radiator, wood effect laminate flooring, feature opening to chimney breast, UPVC double glazed French doors leading out to rear garden.

KITCHEN

19'0" x 6'9" (5.79m x 2.06m)
UPVC double glazed windows to rear and side, range of fitted wall and base units, laminate work top, 1 1/2 stainless steel sink bowl unit with mixer tap, space for range oven, stainless steel extractor fan hood, space for American style fridge freezer, space and plumbing for washing machine and dishwasher, tiled splash backs, double radiator, UPVC double glazed door leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING
Stained glass window to side, loft hatch, doors leading to bedrooms and bathroom.

BEDROOM ONE
14'6" (into bay) x 10'11" (4.42m (into bay) x 3.33m)
UPVC double glazed bay window to front, radiator.

BEDROOM TWO
13'1" x 10'11" (3.99m x 3.33m)
UPVC double glazed window to rear, radiator, built in cupboard with hanging rail.

BEDROOM THREE
9'11" x 6'9" (3.02m x 2.06m)
UPVC double glazed window to front, double radiator.

BATHROOM
Opaque UPVC double glazed window to rear, suite comprising: panelled bath, glass shower screen, mains controlled shower over, wall hung wash hand basin, close coupled WC, tiled walls and floor, extractor fan, chrome heated towel radiator.

OUTSIDE:

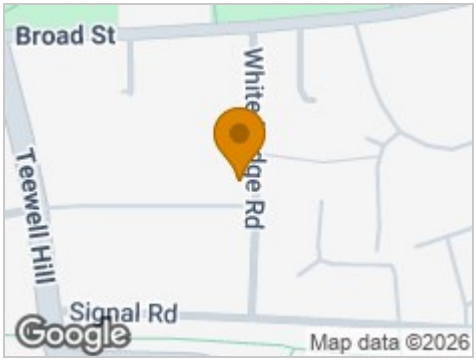
REAR & SIDE GARDENS
Laid mainly to lawn, patio with matching pathway, plant and shrub borders, vegetable plot, water tap. timber framed shed, side gated access, courtesy door to garage, garden enclosed by boundary fencing.

GARAGE
Located to rear of property, single detached, up and over door.

OFF STREET PARKING
Double glazed access to rear leading to hardstanding providing off street parking for 3 cars.

FRONT GARDEN
Laid to lawn, pathway leading to entrance, boundary wall.

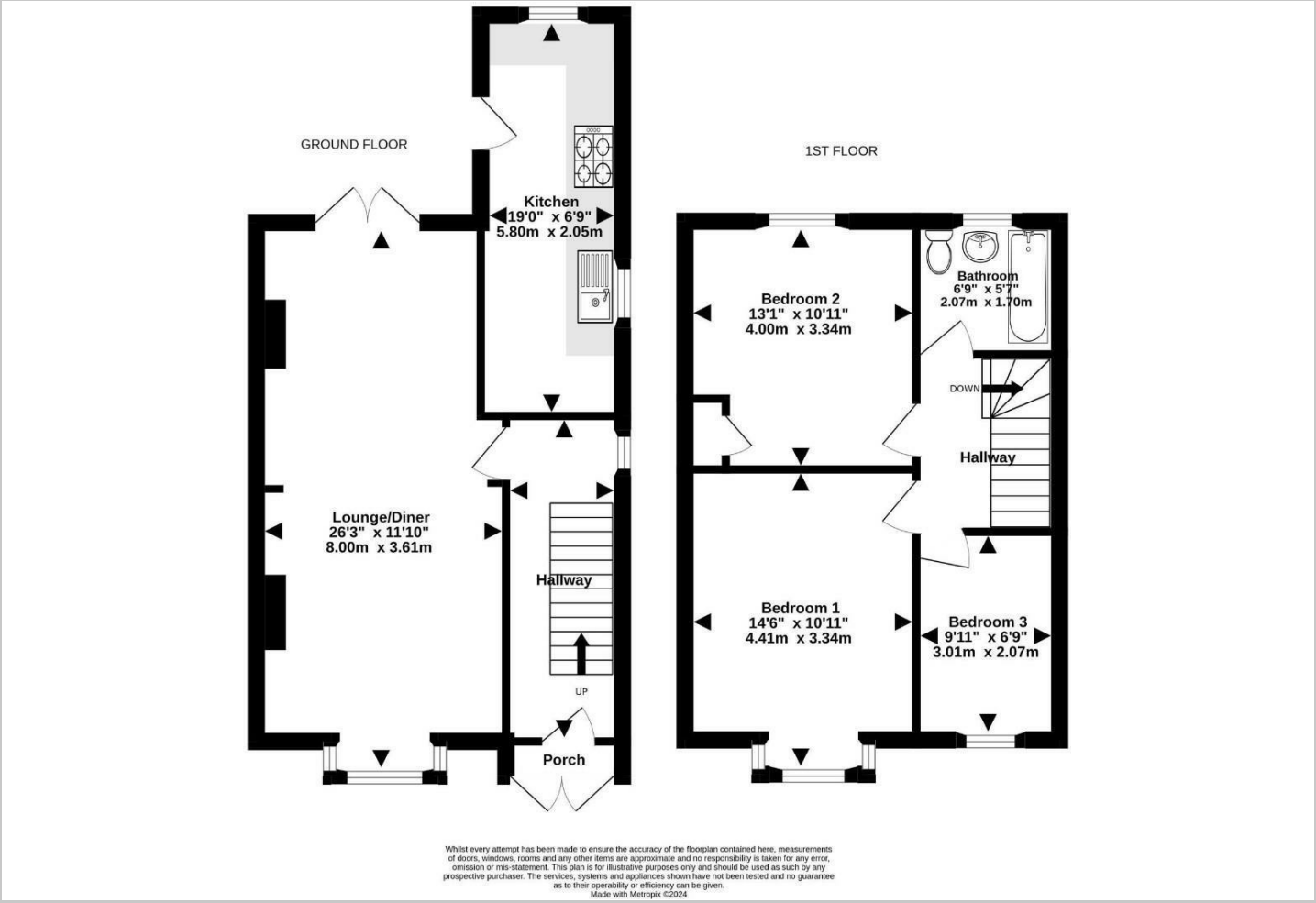
Road Map



Hybrid Map

Terrain Map

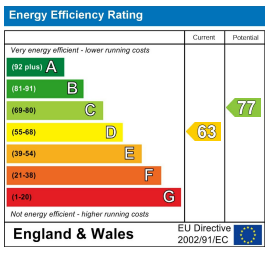
Floor Plan

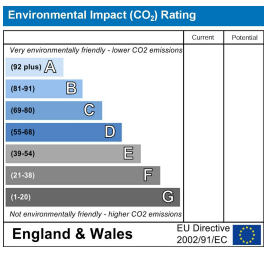


Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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