



**Hither Mead,  
Bristol, BS36 2SJ**

**PRICE: £750,000**

## Property Features

- Executive Detached Home
- Extended Four Bedroom Home
- Three Reception Rooms
- Beautifully Presented
- Popular Location
- Recently Fitted Bathrooms

## Full Description

### Hallway

Composite door to hallway, double glazed window to side. Tiled floor, radiator, stairs rising to 1st floor landing, storage cupboard and doors to;

### Cloakroom

Suite comprising of a low-level WC, pedestal hand wash basin with mixer tap and splashback. Radiator, tiled floor and extractor fan.

### Living Room

17'7" x 10'6" (5.37 x 3.21)

Double glazed window to front, two radiators, feature fireplace with gas fire.

### Study

13'6" x 8'3" (4.12 x 2.53)

Double glazed window to front, radiator, TV and telephone points.

### Utility Room

Double glazed obscure door to side, a range of wall and base units with work surface over and space for washing machine, space for tumble dryer, stainless steel sink with mixer tap a wall mounted Worcester Bosch boiler. Tiled splashback and extractor fan.

### Kitchen/Diner

24'10" x 12'4" max (7.57 x 3.78 max )

Double glazed window to side, a range of wall and base units with granite works surfaces over. Space for range style cooker, Belfast sink with mixer tap, integrated microwave, integrated wine fridge, Integrated dishwasher and tiled splashback., Spotlights, two radiator and space for American style fridge freezer. Open to;

### Family Room

24'9" 12'5" (7.56 3.79)

Double glazed bi-folding doors to garden, double glazed window to side, double glazed lantern roof light. Spotlights, two radiators and gas fired woodburning stove.



**Landing**  
With access to loft with ladder, light and partially boarded, door to airing cupboard housing hot water cylinder. Radiator.

**Principle Bedroom**  
15'5" x 10'6" (4.72 x 3.21)  
Double glazed window to front, radiator, door in walk in wardrobe with hanging and shelving space, door to;

**Ensuite**  
Double glazed obscure window to front, suite comprising of a double walk in shower with waterfall shower and shower attachment, low level WC, pedestal hand wash basin with mixer tap. Extractor fan spotlights, shaver point, heated towel rail and tiled floor and part tiled walls.

**Bedroom 2**  
11'6" x 8'11" (3.51 x 2.72)  
Double glazed window to rear, radiator, fitted wardrobes with hanging and shelving space.

**Bedroom 3**  
11'0" x 9'4" (3.37 x 2.85)  
Double glazed window to rear, radiator, fitted wardrobes with hanging and shelving space.

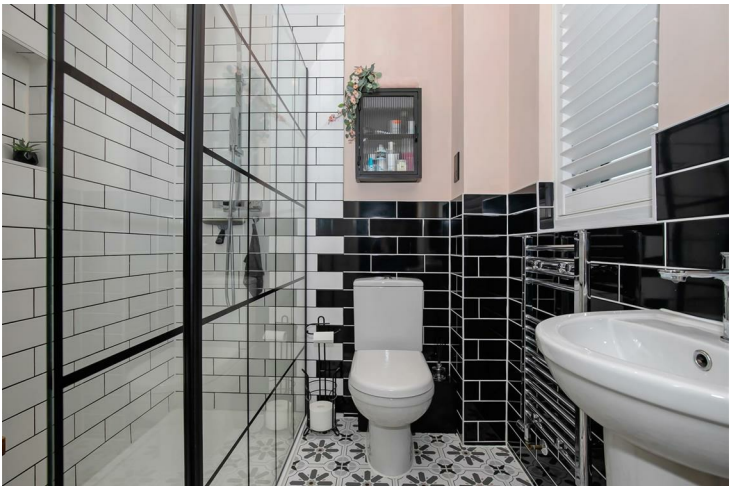
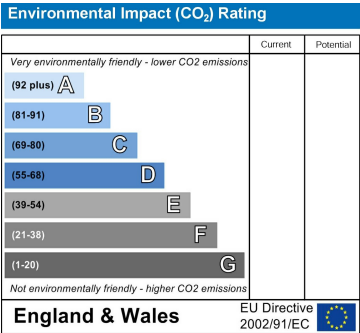
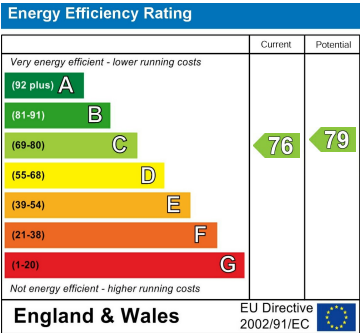
**Bedroom 4**  
13'0" x 11'0" (3.97 x 3.37)  
Double glazed window to front, radiator, over stairs storage cupboard.

**Bathroom**  
Double glazed obscure window to side, suite comprising of freestanding bath with mixer tap and shower attachment, low-level WC and pedestal hand wash basin. Tiled floor, part tiled walls, spotlights, extractor fan and heated towel rail.

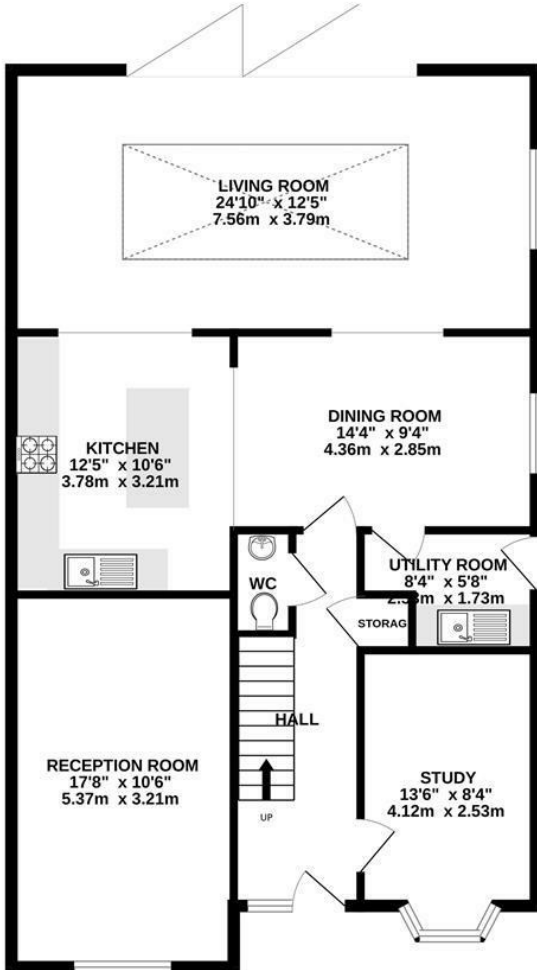
**Rear Garden**  
Garden mainly laid to patio with lawn and decking areas, enclosed by fencing and privacy door to garage.

**Garage**  
Garage with electric roller doors, light and power.

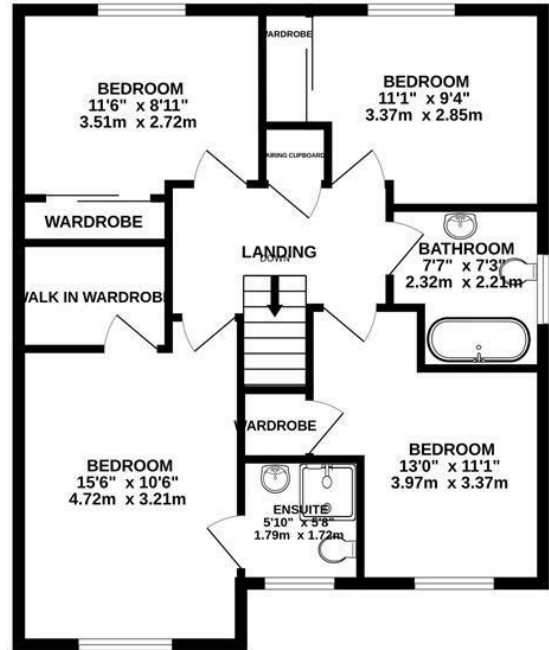
**Frontage**  
Off street parking for two cars. Lawed area.



GROUND FLOOR  
1017 sq.ft. (94.5 sq.m.) approx.



1ST FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1721 sq.ft. (159.9 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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