



## Bannerman Road

Easton, Bristol, BS5 0RR

£400,000



Wow! An Outstanding, Modern & Thoughtfully Designed Home

Experience contemporary living at its finest with this beautifully crafted home, featuring solar hot water and underfloor gas central heating throughout for year-round comfort. The ground floor opens into a stunning light-filled, open-plan living space, seamlessly extending into a private garden through sleek bi-fold doors. Enjoy peaceful views over the tree-lined park to the front—bringing the outdoors in.

Built with comfort in mind, this home benefits from insulation and soundproofing, creating a warm, quiet retreat with high-quality bespoke finishes throughout.

Step outside into a stylish, low-maintenance urban garden—a tranquil haven with side access to additional land offering convenient parking. Perfectly positioned in the heart of vibrant Easton, you're just moments from excellent local amenities, green spaces, and superb transport links.



## FRONT ACCESS

Wide steps up to front door opening into

## ENTRANCE HALL

Stairs to upper floors, door into

## OPEN PLAN KITCHEN DINER LOUNGE 25'11" x 14'5" (7.9 x 4.4)

Lovely bright versatile space allowing for sitting, dining, entertaining. Bespoke soft close base units with concrete work surface over, sink, space for oven and hob, double glazed windows to side and front bringing in green views and lots of natural light, opening into a lovely space in front of the garden, bi-fold doors opening onto stylish composite decking.

## UTILITY ROOM 5'10" x 4'11" (1.8 x 1.5)

Secret store behind a shelving display built in wood unit. inside provides laundry space with power and plumbing for your washing machine

## STAIRS

Leading to first floor landing with window to rear and doors to

## BEDROOM 11'5" x 10'9" (3.5 x 3.3)

Double bedroom with window to rear and side with fitted storage cupboard

## BEDROOM 11'5" x 8'6" (3.5 x 2.6)

Double bedroom with window to front and side. fitted storage cupboard

## BATHROOM

Three piece white suite comprising wc, wash hand basin, bath with shower over, tiled splash backs, window to side

## STAIRS

Leading to second floor landing with window to rear and door into

## BEDROOM 17'4" x 11'5" (5.3 x 3.5)

Large bright loft bedroom with dormer to the rear, Velux window to the front, plenty of storage space in the eaves, door into

## ENSUITE

Shower cubicle, wc, wash hand basin, Velux window

## GARDEN

Lovely private sunny garden with high brick wall for climbers, flower bed, storage shed, side gate giving access to

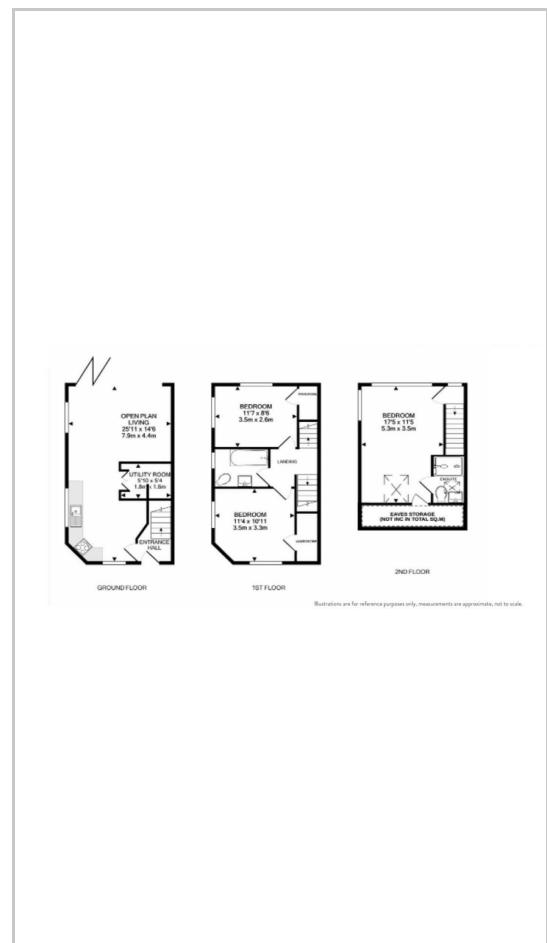
## OUTSIDE

Land between the properties is used for parking and garden access

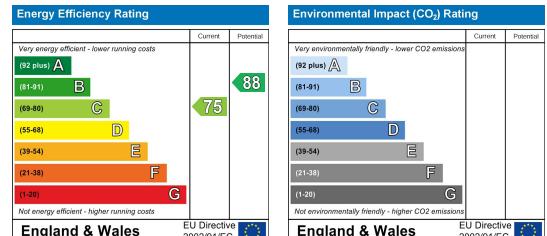
## Area Map



## Floor Plans



## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.