



3 Pitch & Pay Lane, Sneyd Park
Guide Price £1,395,000

RICHARD
HARDING



3 Pitch & Pay Lane,

Sneyd Park, Bristol, BS9 1NH

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An exceptionally spacious (circa 2,650 sq. ft.) 5 bedroom, 2 bath/shower room, detached family home situated in a lovely location, close to the Downs, within a peaceful and well-stocked south-west facing 85ft rear garden, ample off-street parking.

Key Features

- Approached via impressive gate pillars and double gates with plenty of off-street parking, there is access from one side of the house to the rear garden.
- Well-arranged accommodation principally over two levels including a large sociable kitchen/breakfast/dining room (19ft x 17ft) with wide wall opening through to sitting room (18ft x 13ft), both spill out to the rear garden via sliding doors. In addition, there is living room (17ft x 16ft) with five windows overlooking the driveway and a separate study.
- On the first floor, there are four bedrooms (the principal with en-suite bathroom) and family bath/shower room. A turning staircase from the landing ascends to a substantial fifth bedroom which has a lovely view and an en-suite bathroom.
- **Ground Floor:** reception hall, living room, study, sitting room, kitchen/breakfast/dining room, inner hall, separate wc, utility room, cloakroom/boot room.
- **First Floor:** landing, 4 bedrooms (one with en-suite bathroom), family bath/shower room.
- **Second Floor:** landing, double bedroom with en-suite bathroom (five bedrooms in total).
- **Outside:** gated off-street parking, 85ft south-west facing rear garden principally laid to lawn with well-stocked border, sitting out areas and outbuilding.
- A superb family home offering space, privacy and extensive gardens, whilst being accessible to central areas of the city.





GROUND FLOOR

APPROACH: impressive gate pillars with external lighting and wrought iron double vehicular gates opening onto a paved driveway providing access to:-

OPEN-FRONTED PORCH: painted tiled flooring and an external light. Opaque glazed casement door, opening to:-

RECEPTION HALL: (16'6" x 9'0") (5.03m x 2.74m) a most welcoming introduction, having engineered oak flooring, turning staircase ascending to the first floor with handrail and wrought iron spindles which enjoys plenty of natural light courtesy of a tall window to the front elevation, opaque glazed windows to the front elevation, moulded skirtings, coved ceiling, inset ceiling downlights. Doors with moulded architraves and stainless steel door furniture, opening to:-

LIVING ROOM: (17'7" x 16'3") (5.36m x 4.95m) five wooden double glazed windows overlooking the driveway, engineered oak flooring, moulded skirtings, inset ceiling downlights, radiator. Door with stainless steel door furniture opening to an inner hall.

STUDY: (12'10" x 6'10") (3.91m x 2.08m) double glazed window to the front elevation, engineered oak flooring, moulded skirtings, radiator, coved ceiling, ceiling light point. Useful understairs storage cupboard with coat hooks.

SITTING ROOM: (18'9" x 13'9") (5.72m x 4.19m) upvc double glazed door with fixed panels to either side overlooking and opening externally to the south-westerly facing rear garden. Central chimney breast with inset woodburning stove, having constituted stone surround and hearth. Engineered oak flooring, moulded skirtings, coved ceiling, radiator, ceiling light point. Wide wall opening through to:-

KITCHEN/BREAKFAST/DINING ROOM: (19'0" x 17'4" decreasing to 13'11") (5.79m x 5.28m/4.24m) comprehensively fitted with an array of soft closing base and eye level units combining drawers and cabinets. Roll edged quartz worktop surfaces with matching upstands and pelmet lighting. Stainless steel double sink with mixer tap over. Island unit incorporating breakfast bar. Integral appliances including electric oven, 4 ring induction hob with extractor and dishwasher. Space for tall fridge/freezer. Engineered oak flooring, ample space for table and chairs, moulded skirtings, inset ceiling downlights, ceiling light point, radiator. Upvc sliding glass door with side panel overlooking and opening externally to the rear garden. Additional double glazed windows also overlooking the rear garden with south-westerly orientation. Opaque glazed casement door opening to the utility room. Opening through to:-

INNER HALL: engineered oak flooring, moulded skirtings, inset ceiling downlight. Door with stainless steel door furniture and moulded architraves, opening to:-

SEPARATE WC: low level dual flush wc with concealed cistern, wall mounted was hand basin with mixer tap and splashback tiling, recessed shelving, radiator, ceiling light point, extractor fan.

UTILITY ROOM: (11'10" x 5'11" max measurements) (3.61m x 1.80m) sleek gloss base and eye level units combining drawers and cabinets, roll edged wood effect worktop surfaces with matching upstands, stainless steel sink with draining board to side and mixer tap over, space and plumbing for washing machine, window to the rear elevation, ceiling light point. Part double glazed wooden door opening externally to the side elevation. Door with stainless steel door furniture and moulded architraves, opening to:-

CLOAKROOM/BOOT ROOM: (6'5" x 5'11") (1.96m x 1.80m) wall mounted Vaillant gas fired combination boiler with hot water cylinder and pressurised tank.

FIRST FLOOR

PART GALLERIED LANDING: part galleried over the stairwell and enjoying plenty of natural light via the aforementioned tall window at half landing. Moulded skirtings, coved ceiling, radiator, inset ceiling downlights. Turning staircase ascending to the second floor with handrail and ornately carved spindles plus understairs storage cupboard. Doors with stainless steel door furniture and moulded architraves, opening to:-

BEDROOM 1: (15'9" x 13'10") (4.78m x 4.22m) window enjoying a south-westerly orientation overlooking the well-stocked rear garden. Generous built-in wardrobes offering ample hanging rail, shelving and drawer space. Moulded skirtings, radiator, coved ceiling, ceiling light point. Door with stainless steel door furniture and moulded architraves, opening to:-

En-Suite Bathroom/WC: (8'9" x 7'7") (2.67m x 2.31m) panelled bath with mixer tap, shower screen, fully tiled surround, built-in shower unit and handheld shower attachment. Low level flush wc with concealed cistern. Pedestal wash hand basin with mixer tap and splashback tiling. Obscure glazed window to the rear elevation, heated towel rail/radiator, mirrored double opening cabinet, shaver point, inset ceiling downlights, extractor fan.

BEDROOM 2: (16'0" x 9'9") (4.88m x 2.97m) wide window enjoying a south-westerly orientation overlooking the rear garden, double opening built-in wardrobe, moulded skirtings, radiator, coved ceiling, ceiling light point.

BEDROOM 3: (16'5" decreasing to 9'8" x 10'1") (5.00m/2.95m x 3.07m) dual aspect with two windows to the front elevation and further window to the side elevation, double opening built-in wardrobe, moulded skirtings, coved ceiling, radiator, ceiling light point.

BEDROOM 4: (10'1" x 7'7") (3.07m x 2.31m) wide window to the front elevation, double opening built-in wardrobe, moulded skirtings, radiator, coved ceiling, ceiling light point.

FAMILY BATH/SHOWER ROOM/WC: (8'11" x 7'1") (2.72m x 2.16m) panelled bath with mixer tap and tiled surround. Built-in shower cubicle with shower unit and handheld shower attachment. Low level flush wc with concealed cistern. Wall mounted wash hand basin with mixer tap. Tiled flooring and tiled walls to dado height, obscure glazed window to the side elevation, inset ceiling downlights, extractor fan, shaver point.



SECOND FLOOR

LANDING: enjoying natural light with Velux window to the front elevation, inset ceiling downlight. Door with stainless steel furniture and moulded architraves, opening to:-

BEDROOM 5: (22'6" x 12'0") (6.86m x 3.66m) wide dormer style window to the rear elevation comprising four wooden double glazed casement windows, Velux window to the front elevation with fitted blackout blind, eaves storage cupboards, moulded skirtings, radiator, inset ceiling downlights. Door opening to:-

En-Suite Bathroom/WC: (10'8" x 5'10") (3.25m x 1.78m) having part restricted head height and two Velux windows with fitted blinds to the rear elevation. Panelled bath with mixer tap and splashback tiling. Low level dual flush wc. Wall mounted wash hand basin with mixer tap. Wall mounted mirror with integral lighting, shaver point, wall light point, moulded skirtings, radiator.

OUTSIDE

FRONT GARDEN: (47ft x 31ft) (14.33m x 9.45m) the house enjoys a good amount of privacy from this private road by virtue of its own walled boundary and a row of yew trees. Double opening wrought iron vehicular gates open onto a paved parking area with space for several vehicles. This being enclosed by borders featuring an array of flowering plants, mature shrubs and specimen trees including, to name but a few, ferns, acer tree, olive tree and cherry trees. External wall light points and access to the open-fronted porch. Wrought iron pedestrian gate giving side access to the rear garden.

REAR GARDEN: (80ft x 35ft) (24.38m x 10.67m) accessed internally via the kitchen/breakfast/dining room, sitting room and utility room; there is a paved area immediately to the rear of the house, part with pergola, offering ample space for garden furniture, potted plants and barbecuing etc. The remainder of the garden is then principally laid to lawn and level enclosed on all three sides by a combination of brick walls and fencing. Like the driveway the borders are well stocked and again having specimen trees including ash, silver birch, magnolia and cotoneaster. Railway sleeper vegetable beds, external lighting, outside water tap. Useful block built outbuilding divided into two sections.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: G

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

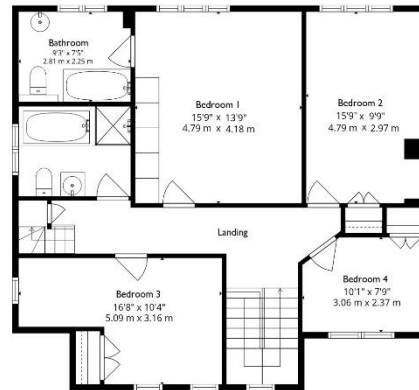
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



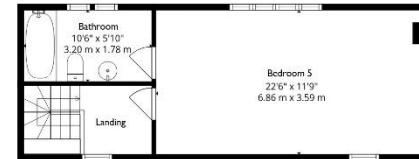


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Total area: 2650 sq. ft, 246 m²



1st Floor



2nd Floor



Ground Floor