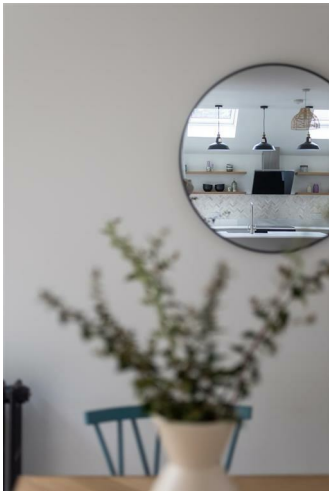


Saunders Road, Staple Hill, Bristol, BS16 5NN
£435,000



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Council Tax Band: New Build

Welcome to this delightful newly built three bedroom detached property in Staple Hill. This stunning home is the creation of a local developer who has lavished care and attention to detail on this hi spec build. To the front of the house are several off street parking spaces and an EV charging point. Enter through the front door into the hall and step into the open plan kitchen, dining space and lounge. This beautiful kitchen is fully equipped. Follow the flow of the house through to the dining area with its french doors leading out into the rear garden and then further around into the lounge which has a large bay window. Back into the hall and past the guest cloak room and upstairs there are three double bedrooms and a large family bathroom. There is even a clever space for a home office if required.

The rear garden has patio and lawn areas and raised planters. There is a side access gate.

The natural light in this house is fantastic and the double glazed windows and sky lights are large and generous.

The property is heated by an air source heat pump making it very climate friendly. Another sign of the care taken is the detail in this house with vintage style radiators and solid wood doors.

Just a short walk off the main Staple Hill High Street and within close proximity to the many shops, pubs and Page Park, near to the cycle path and with excellent public transport links into Bristol and a short drive to the Avon Ring Road and M32 for onward travel to the M4 and M5.

The developer is prepared to consider a part exchange if required.

All viewings are strictly by appointment.

Hall

7'1" x 5'7" (2.17 x 1.71)

Composite front door. Under stairs storage. Radiator.

Kitchen Area

13'10" x 12'3" (4.22 x 3.74)

Floor and wall mounted storage units. Lots of lovely worktop space. Belfast sink. Extraction hood. Induction hob. Electric oven. Dishwasher. Fridge/freezer. Double glazed windows and French doors which lead to the rear garden. Utility cupboard with plumbing in place for washing machine. Vintage style Radiator. Wood flooring.

Dining Area

13'4" x 10'4" (4.08 x 3.17)

uPVC double glazed French doors to rear garden. Vintage style Radiator. Wood flooring.

Lounge Area

13'3" x 10'4" (4.06 x 3.17)

Large uPVC double glazed bay window. Vintage style Radiator. Wood flooring.

Cloakroom

Low level WC. Basin on vanity unit. Frosted uPVC double glazed windows. Part tile walls. Radiator. Extraction fan.

Landing

Space for a work station for those who work from home. Loft access hatch.

Bedroom 1

15'8" x 10'4" (4.80 x 3.16)

Double bedroom. uPVC double glazed bay window. Radiator.

Bedroom 2

10'4" x 9'9" (3.16 x 2.99)

uPVC double glazed windows. Radiator.

Bedroom 3

9'6" x 8'3" (2.90 x 2.54)

uPVC double glazed windows. Radiator.

Bathroom

L shaped room. Panel bath. Shower cubicle. Low level WC. Basin on vanity unit. Frosted uPVC double glazed windows. Ladder style radiator Part tile walls. Extraction fan.

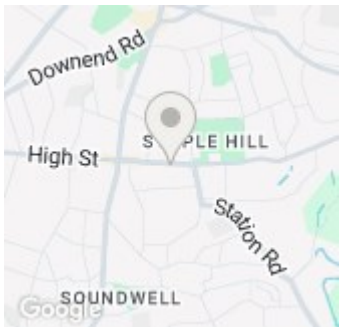
Rear Garden





Private and enclosed with side access gate. Patio and lawn areas. Raised beds.





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