



Stonebridge Park, Bristol, BS5 6RR

£475,000



Hunters Estate Agents - Fishponds office are delighted to promote another impressive 4 bedroom semi detached 1936 built home with dual parking driveway, GARAGE and lovely mature rear garden. In 1991 the roof space of this home was developed to form a large 4th bedroom (Full Planning permitted) to offer genuine family sized accommodation. Requiring some cosmetic improvement and updating this home represents a rare opportunity. Stonebridge Park is an increasingly popular choice providing good connection to the City, motorway access, Bristol/bath cycle path and nearby open green spaces. Hunters anticipate positive interest in this sale. Hunters Exclusive - Recommended viewing.



GROUND FLOOR

UPVC double glazed twin entrance doors into..

ENTRANCE LOBBY

Inner half glazed door into..

HALL

Staircase to first floor with cupboard beneath, radiator, picture rail.

LOUNGE 12'3" x 16'1"

Fitted gas fire, dimension maximum overall into a UPVC double glazed window, radiator, picture rail, twin sliding glazed doors and separate door from hall into..

DINING ROOM 13'2" x 11'2"

Picture rail, aluminium framed and double glazed sliding patio doors onto the rear garden, pleasant outlook onto same.

KITCHEN 12'4" x 6'11"

Fitted with a range of timber grain fronted wall, floor and drawer storage cupboards to incorporate a built in double oven, inset gas hob and extractor fan above, vinyl floor covering, space for washing machine and up right fridge/freezer, fitted breakfast bar, radiator, dual aspect UPVC double glazed windows to side and rear, single drainer stainless steel sink unit with mixer taps over, rolled edged working surfaces, splash back tiling, lovely outlook onto the rear garden.

FIRST FLOOR LANDING

Staircase to top floor, feature stained and leaded glazed window to side.

BEDROOM 1 16'4" x 10'4"

Maximum overall into a UPVC double glazed bay window and to exclude one wall to wall fitted with built in wardrobes, picture rail, radiator.

BEDROOM 2 13'1" x 11'2"

Picture rail, UPVC double glazed window to rear overlooking the rear garden, radiator.

BEDROOM 3 9'8" x 7'1"

Picture rail, UPVC double glazed window to rear overlooking the rear garden, radiator.

BATHROOM 6'8" x 6'0"

White suite of paneled bath with fitted electric shower over, close coupled wash basin and low level WC within a purpose built vanity unit, concealed ceiling spotlighting, heated towel rail, UPVC double glazed and frosted window to front, fully tiled walls.

TOP FLOOR

BEDROOM 4 21'9" x 15'5"

Maximum overall to include one wall to wall fitted with built in wardrobes, 2 access points to under eaves storage, 2 radiators, skylight, 2 UPVC double glazed windows to rear with elevated far reaching views.

EXTERIOR

OFF STREET PARKING

The property benefits from a generous brick laid hardstanding directly in front of the property suitable for the off street parking of 2 vehicles.

GARAGE

A restricted width brick laid driveway to the side of the house via wrought iron gates leads to garage located within the rear garden boundary. Side pedestrian access door onto garden, up and over door, windows to side and rear, power and light.

GARDEN

The rear garden which extends approximately 50ft in length is arranged principally to the rear of the property and offers an initial paved patio with level well tended lawn beyond providing a display of wide borders and beds with colourful flowering plants and shrubs, area for growing fruit and vegetables, mature pear tree, ornamental rockery. Outside store containing a Vaillant combination gas fired boiler for domestic hot water and central heating.

Tenure: Freehold
Council Tax Band: C



- Substantial 4 bedroom semi detached home
- Popular Stonebridge Park location
- Lovely mature rear garden
- Ideal professionals and growing families
- A rare and exclusive 1936 built home
- Great access to the City., Motorway links and Bristol/Bath cycle path
- 1991 roof conversion adding (6.64m x 4.72m) - Full planning permitted (conditions apply)
- Generous brick laid hardstanding and drive leading to a GARAGE
- Great access to nearby Eastville Park open space
- Hunters Exclusive - recommended viewing

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		
	65	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.