
HUNTERS®
HERE TO GET you THERE
1 Seaton Road, EASTON, Bristol, BS5 6BH

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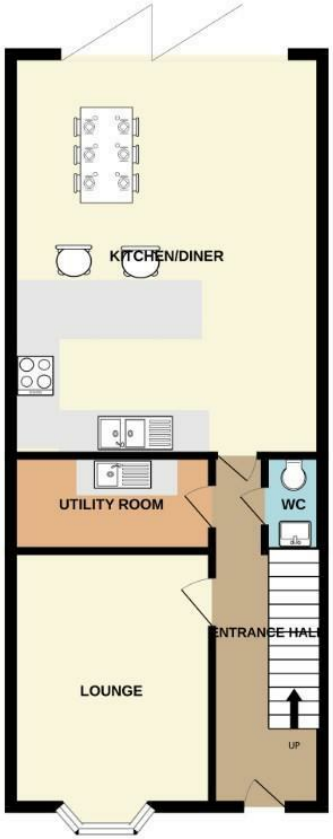
£500,000

** Arguably one of the best spots in Easton!** Spread across three floors, this bright and versatile home is packed with character, thoughtful touches and plenty of wow factor. Step inside to a colourful and welcoming lounge, leading through to the real heart of the home - a huge kitchen/diner designed for both everyday living and entertaining. The bespoke kitchen features a striking concrete worktop and ample handmade storage, while the bi-fold doors, sky lantern and underfloor heating create a wonderfully light, spacious and inviting space. The practicalities have been well considered too, with a separate utility room, cloakroom and a sheltered outdoor bike store. Upstairs, you'll find two generous double bedrooms, benefiting from built-in storage, alongside a family bathroom. And then there's the second wow factor... the impressive loft room. With its dormer window, excellent proportions, built-in storage and its own en-suite, this versatile space could work beautifully as a principal bedroom or simply somewhere to escape to. Best of all, the property is CHAIN FREE. Perfectly positioned to enjoy everything that makes Easton such a popular place to live, you're just moments from an eclectic mix of independent eateries, cool local hangouts and everyday amenities, with cycle path access and the train station practically on your doorstep. A home with personality, space and plenty to shout about....come and take a look inside!

- 125 Square Meters - EPC C - Chain Free
- Perfect Extended End Terrace - Popular Quiet Road
- Huge Loft Conversion
- Bathroom, WC and En-Suite
- Three Floors & Three Double Bedrooms
- Stunning Kitchen Diner
- Underfloor Heating
- Bi-fold Doors
- Bespoke Kitchen with Concrete Work Surface
- Built in Storage with Lighting

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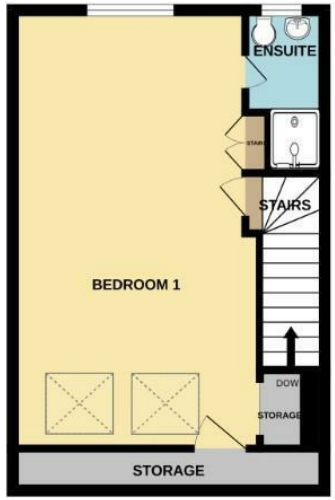
GROUND FLOOR



1ST FLOOR

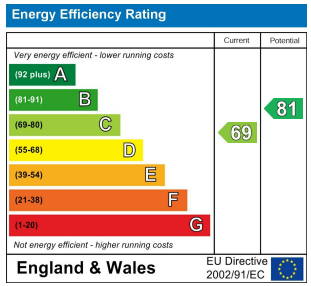


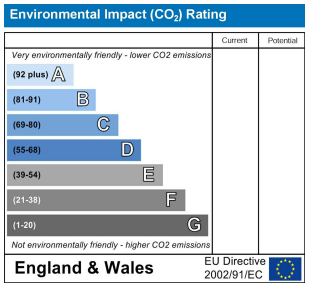
2ND FLOOR



3 BED END TERRACE

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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Front Door
Front garden with sheltered bike lock store, step up to wooden door opening into..

Entrance Hall
Wood flooring, cupboards housing meters, stairs to first floor, radiator, under stairs storage space, doors into..

Lounge
13'6" x 9'10"
Double glazed bay window to front, radiator, wood flooring, display fireplace to chimney breast, wood shelving and storage cupboards to alcoves

Utility Room
9'10" x 4'9"
Handy laundry room, wall and base units with wood work surface over, sink and drainer, raised surface for washing machine and tumble dryer with tiled splash backs, shelving

WC
4'9" x 2'1"
WC and wash hand basin

Kitchen Diner
21'1" x 15'4"
Stunning huge room with underfloor heating beneath the cork flooring, bi-fold doors to rear garden, sky lantern over dining area, kitchen area provides bespoke wood handmade wall and base units with concrete work surface over, double stainless steel sink, integrated dishwasher, fitted oven and induction hob with extractor fan over, tiled splash backs, breakfast bar space for stools, space for stand alone fridge freezer.

Stairs
Exposed wood staircase leading to first floor landing with stairs to loft room and doors to..

Bathroom
9'0" x 5'4"
Three piece white suite comprising wc, wash hand basin with wood vanity storage beneath, deep bath with shower over, tiled splash backs, towel radiator, cupboard housing boiler, obscure glazed window to rear

Bedroom Three
12'2" x 9'8"
Double glazed window to rear, painted wood flooring, radiator

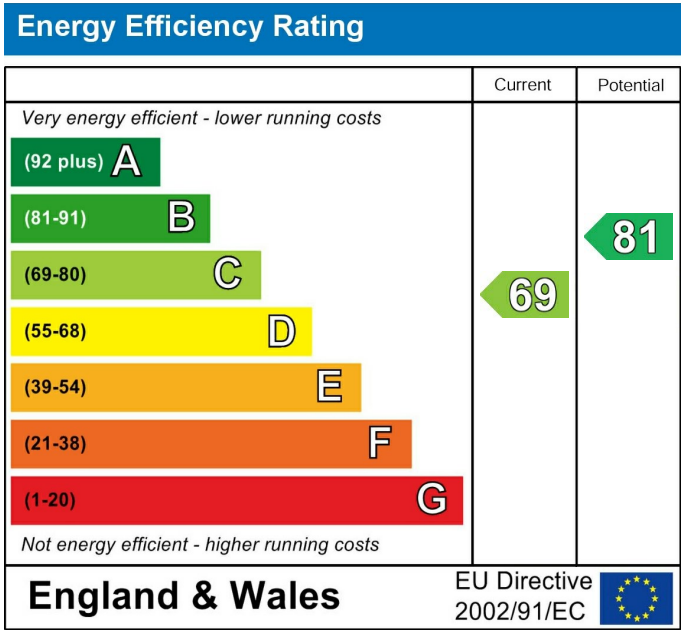
Bedroom Two
13'9" x 11'6"
Three double glazed windows to front, bespoke wooden built in wardrobes and drawers, radiator, wood flooring

Stairs
Wood painted staircase with Velux window over leading to second floor landing with door into..

Loft/Bedroom One
17'8" x 9'11"
Large bright room with wood flooring, built in bespoke wardrobe with lighting and drawers and further storage to eaves, two Velux windows to front, double glazed window to rear dormer, door into...

En-Suite
5'6" x 4'7"
Tiled shower cubicle, wc, wash hand basin, towel radiator, obscure glazed window to rear

Garden
Paved patio area with power points, step up to flower bed/lawn area



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. 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.

































