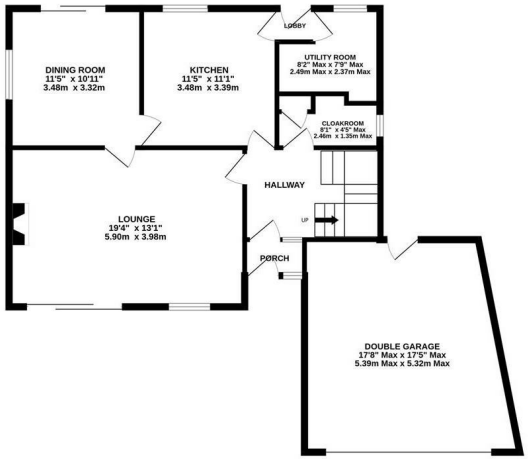
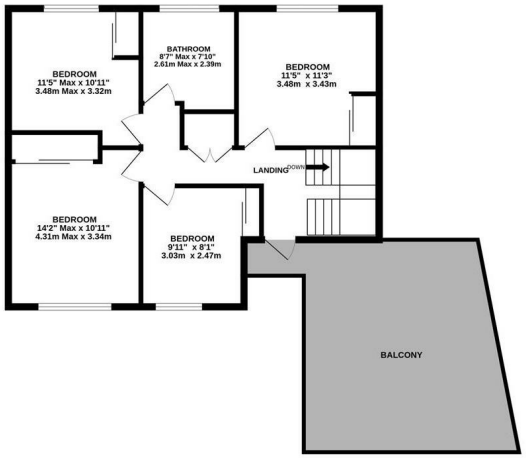
FLOOR PLAN

GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.1 sq.m.) approx.

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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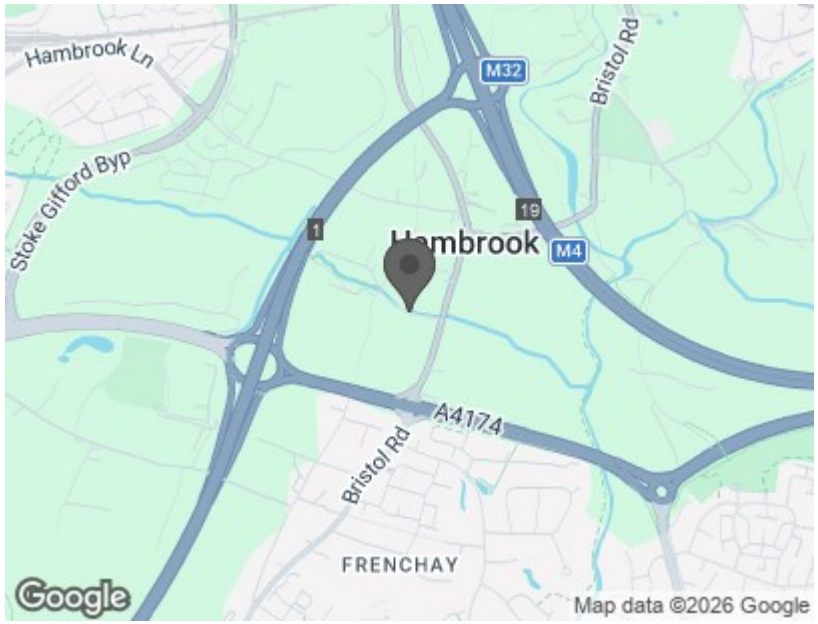
AREA MAP



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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THE STREAM

HAMBROOK, BRISTOL, BS16 1RG

£695,000

4 1 2 D

Ground Floor Entrance

Hallway

Lounge
19'4" x 10'1"

Dining Room
11'5" x 10'10"

Kitchen/Breakfast Room
11'5" x 11'1"

Utility Room
8'1" x 7'9"

Cloakroom
8'2" x 4'6"

First Floor Landing

Bedroom One
14'1" x 10'11"

Bedroom Two
11'5" x 11'3"

Bedroom Three
11'5" x 10'10"

Bedroom Four
9'11" x 8'1"

Bathroom
8'6" x 7'10"

Outside

Double Garage
17'8" x 17'5"

Front Garden

Balcony

Rear Garden

Ideally situated in a sought-after village location, this wonderful detached home offers easy access to Bristol City Centre, major motorway links and Bristol Parkway railway station. The beautiful Frome Valley is just moments away, providing scenic walks, while the popular White Horse pub, renowned for its welcoming atmosphere and attractive garden is within easy walking distance.

As you step inside, you'll immediately appreciate the warmth and character of this much-loved family home, which has remained in the same family for over 50 years. The bright and spacious accommodation is thoughtfully arranged throughout. The generous lounge benefits from two front-facing windows, creating a light and inviting living space. The kitchen features attractive light wood shaker style kitchen, ample worktop space, all overlooking the beautiful, sunny walled garden. The property also benefits from a good size utility room and downstairs cloakroom. A well-proportioned dining room with sliding patio doors provides the perfect setting for family meals and entertaining.

Upstairs, the property offers four spacious double bedrooms all with fitted wardrobes and an impressive family bathroom boasting a four-piece suite, including both a bath and separate mains plumbed shower cubicle.

From the landing, a door opens onto a delightful balcony overlooking the front of the property. This wonderful outdoor space is perfect for relaxing with a morning coffee, enjoying a quiet moment, or entertaining family and friends.

The front of the property has a driveway for several vehicles which leads to a double garage with up and over electric door, patio area with the remainder being laid to lawn with a mature trees and shrubs.

The enclosed walled garden to the rear has lawn and patio area with a variety of trees and shrubs which has all been well maintained by the present owner.