

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cooksley Road

Bristol, BS5 9DN

£395,000



**\*\*Charming & Stylish Home with South-Facing Garden\*\*** Perfectly positioned just moments from the vibrant heart of Church Road, this beautifully presented home enjoys easy access to a fantastic selection of independent eateries, cafés, and local businesses, while remaining conveniently close to Bristol city centre. Inside, the layout and presentation are spot on, blending character and comfort with effortless style. Period features are showcased throughout, including elegant fireplaces, wood flooring, stained glass, and classic Victorian tiles. The real showstopper is the impressive kitchen diner, complete with bi-fold doors that open seamlessly onto the south-facing garden perfect for entertaining and everyday living alike. Upstairs, the luxurious four-piece bathroom is a standout, featuring a beautiful cast-iron roll-top bath. The property further benefits from two generous double bedrooms and a bay-fronted lounge. Turn-key ready and full of personality, this is a home you can simply move into and enjoy. Contact us today to arrange a viewing and experience it for yourself.



## Front Door

Front garden with bin and plant space, tiled path to red door with stunning stained glass detailed window surround

## Entrance Hall

Victorian tiled flooring, wood flooring, under stairs storage cupboards, one housing electric fuse box, doors into...

## Lounge 15'1" x 11'5" (4.6 x 3.5)

Double glazed bay window to front, fireplace housing wood burner, radiator

## Dining Room 12'5" x 11'5" (3.8 x 3.5)

Bi-fold doors opening onto garden, radiator, storage and shelving built into alcove. period fireplace, opening onto...

## Kitchen 16'4" x 6'2" (5.0 x 1.9)

Wall and base units with solid wood work surface over, inset Belfast sink, space for electric range oven and large fridge freezer, space for washing machine and dishwasher, tiled flooring, double glazed window to rear

## Stairs

Quality colourful runner to staircase leading to first floor landing with loft access (insulated and boarded for storage with drop down ladder)

## Bathroom 10'5" x 6'6" (3.2 x 2.0)

Beautiful four piece bathroom! Cast iron claw foot roll top bath with shower head on central taps, wc, wash hand basin, shower cubicle, tiled splash backs, tiled floor, towel radiator, obscure glazed window to rear

## Bedroom One 15'1" x 11'5" (4.6 x 3.5)

Double glazed bay window to front, radiator, period fireplace with tiled display and hearth, built in wardrobe

## Bedroom Two 12'5" x 11'5" (3.8 x 3.5)

Double glazed window to rear. Cupboard housing combination boiler (serviced yearly), period fireplace

## Home Office Area 14'10" x 4'6" landing max (4.53 x 1.39 landing max)

Double glazed window to front (was a small room before) home office space

## Garden

South East Facing Sun Trap! Decked seating area, steps down to lawn, flower beds and shed

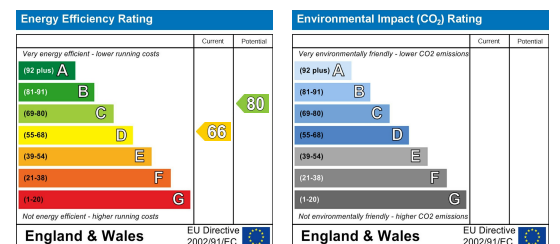
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

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