

HUNTERS[®]

HERE TO GET *you* THERE



Chelsea Road

Easton, Bristol, BS5 6AF

£495,000



****ATTRACTIVE HOME**** The ornate double bay, framed with period character and flowers set back, giving space for wooden bike stores is the starting point of what's to come inside.... Outstanding accommodation generously laid out starting with three reception rooms and a kitchen on the ground floor leading to a pretty, private garden through arched wood double doors. Finished with thoughtful character including wood flooring and fireplaces, ideal for a family or those that work from home or love to entertain. There is shower room beneath the winding staircase that leads to the first floor filled with light due to the loft light panel. The first floor is equally as spacious with three double bedrooms! and a large four piece family bathroom. The loft is easily accessible for storage and complete with Velux windows. This really is one of the most charming characterful houses we've seen in the area, please come along and have a look. You'll also find the location so handy being minutes away from the cycle path and train station and lovely eateries on your doorstep.



FRONT DOOR

Green wood door with stained glass opening into...

ENTRANCE HALL

Internal porch with door opening into entrance hall with original wood flooring and ceiling coving flowing into reception rooms, stairs to the right leading to first floor, hooks for coats and doors to

STUDY 13'5" x 10'2" (4.11 x 3.11)

Large versatile reception room that could be a sitting/dining room or additional bedroom, fireplace, double glazed bay window to front

LOUNGE 13'6" x 10'4" (4.13 x 3.16)

Double glazed bay window to front, fireplace housing wood burner. door into hallway and opening into

DINING ROOM 7'8" x 9'8" (2.35 x 2.97)

Attractive archway with wood framed double doors out to the garden, space for table and chairs and openings to both kitchen and lounge

KITCHEN 11'2" x 13'6" (3.42 x 4.12)

Double glazed window to rear and side, bespoke wood wall and base units with solid wood work surface over, peninsula, breakfast bar with further work space and storage, Belfast sink, space for dishwasher, chimney breast housing range oven with tiled splash back, further storage cupboards built around space for washing machine and fridge freezer, slate tiled flooring, door back to entrance hall leading to...

SHOWER ROOM

Neatly tucked under the stairs, shower cubicle, wc, wash hand basin, tiled splash backs

STAIRS

Curving to first floor landing with loft light panel above and doors to...

BEDROOM ONE 13'6" x 11'3" (4.13 x 3.44)

Two double glazed windows, one to the side and one to the rear, fireplace, wood flooring, built in wardrobe and loft access

LOFT

Fitted ladder to drop down hatch, two Velux windows providing natural light, boarded floors for storage, cupboard providing further storage into the eaves, ceiling lights

BEDROOM TWO 13'9" x 10'9" (4.20 x 3.29)

Double glazed bay window to front, fitted wardrobe, wood flooring

BEDROOM THREE 13'7" 10'9" (4.16 3.28)

Double glazed bay window to front, fitted wardrobe, wood flooring

BATHROOM

Large room with two double glazed windows to side, large walk in shower cubicle, bath, wc, wash hand basin

GARDENS

Well established pretty rear garden with ample space for pots and climbers and storage, raised decked seating area, enclosed by walls, lovely place to sit with a coffee on a sunny morning.

Front garden has space for plants and bin/bike storage, two wooden sedum roof bike nests

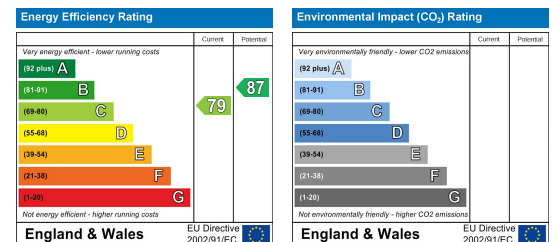
Area Map



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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