

HUNTERS®

HERE TO GET *you* THERE



Mulberry Grove

Staple Hill, Bristol, BS16 4QF

£350,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this impressive modern built semi-detached home located within a small quiet cul-de-sac in Staple Hill. The property is conveniently located a short walk to Staple Hill High street and shops, whilst being in close proximity to Bristol-Bath Cycle Pathway.

The property is displayed throughout in excellent condition with spacious accommodation which comprises: entrance hallway, cloakroom, kitchen/diner with built in oven and hob, 16ft lounge and conservatory. To the first floor can be found 2 double bedrooms, master en-suite, single bedroom and modern bathroom with over bath shower.

Externally the property benefits from having a landscaped garden with low maintenance in mind, laid to artificial lawn and areas laid to brick paving and decking providing ample seating space and off street parking for 2 cars to front of property.

ENTRANCE HALLWAY

Alarm control panel, radiator, under stair storage cupboard, stairs rising to first floor, doors leading to: cloakroom, kitchen/diner and living room.

CLOAKROOM

Opaque UPVC double glazed window to front, close coupled WC, pedestal wash hand basin, radiator.

KITCHEN/DINER

14'5" x 9'7" (4.39m x 2.92m)

UPVC double glazed windows to front and side, radiator, TV point, tiled effect flooring, wall cupboard housing combination boiler, range of white gloss wall and base units, oak effect laminate flooring, single stainless steel sink bowl unit with mixer tap, built in

stainless steel electric oven and gas hob, extractor fan hood, space and plumbing for washing machine and dishwasher, space for fridge freezer.

LIVING ROOM

16'10" x 11'5" (5.13m x 3.48m)

UPVC double glazed window to rear, double radiator, TV point, UPVC double glazed French doors leading through to conservatory.

CONSERVATORY

9'10" x 8'1" (3.00m x 2.46m)

UPVC double glazed windows to both sides and rear, oak effect laminate flooring, UPVC double glazed doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Radiator, 2 built in cupboards with hanging rails, doors leading to bedrooms and bathroom.

BEDROOM ONE

10'6" x 9'11" (3.20m x 3.02m)

UPVC double glazed window to front, radiator, double fitted wardrobe, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to side, tiled shower enclosure with glass folding doors and housing a mains controlled shower system, close coupled WC, pedestal wash hand basin, chrome heated towel radiator, shaver light, tiled splash backs.

BEDROOM TWO

10'2" x 8'6" (3.10m x 2.59m)

UPVC double glazed window to rear, coved ceiling, loft hatch, radiator.

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BEDROOM THREE

8'0" x 6'9" (2.44m x 2.06m)

UPVC double glazed window to rear, oak effect laminate flooring, radiator.

BATHROOM

Opaque UOVC double glazed window to front, panelled bath with glass shower screen, mains controlled over bath shower, pedestal wash hand basin, close coupled WC, part tiled walls, extractor fan, chrome heated towel radiator, shaver light.

OUTSIDE:

REAR GARDEN

Landscaped garden providing low maintenance, artificial lawn, patio timber framed shed, paved pathway to side with gated access to front of property. plant/shrub borders, water tap, raised planters,

PARKING

Two off street parking spaces to front of property.



Road Map



Hybrid Map



Terrain Map



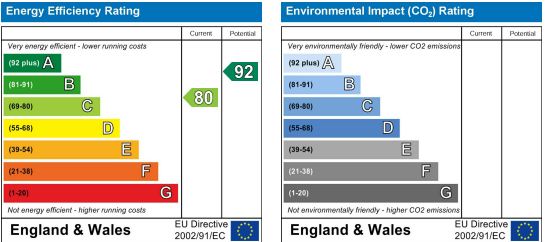
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

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.