

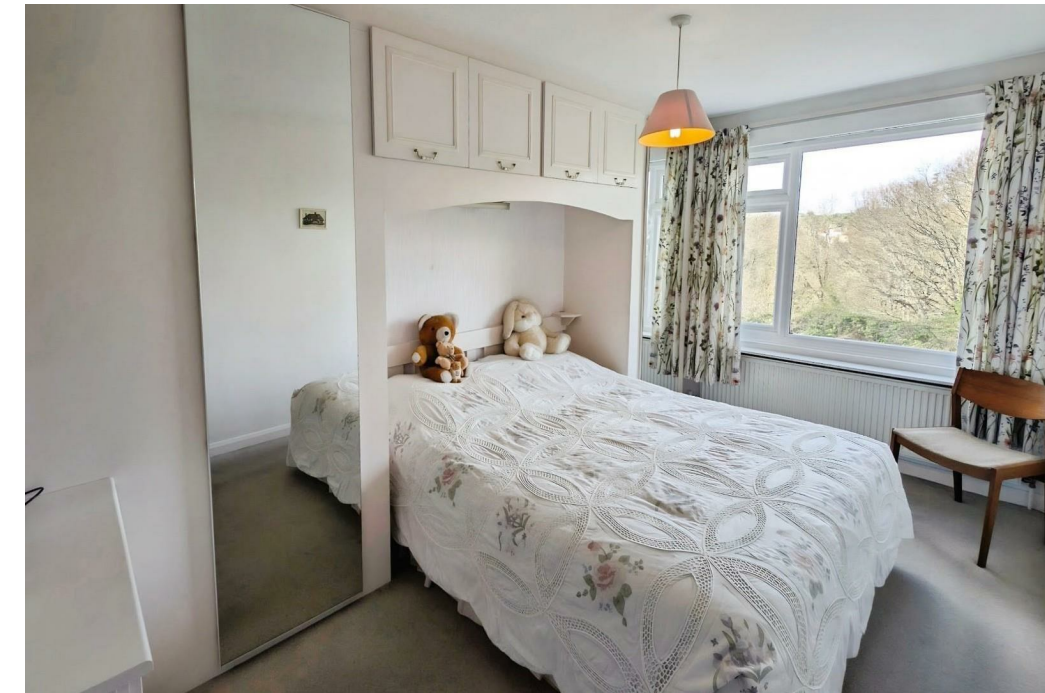


Larks Field, Bristol, BS16 1TF

£385,000

 3  1  2  D

Nestled in the picturesque Larks Field, Stapleton, Bristol, this stunning three-bedroom semi-detached family home is a rare find. Built between 1970 and 1979, this exclusive split-level residence is situated on the desirable Trendlewood Park development, providing breathtaking views of the open green space that surrounds it. The property boasts almost immediate access to the tranquil walks along the Frome Valley and the River Frome, making it an ideal location for nature enthusiasts and families alike. This immaculate home offers generous accommodation spread over four thoughtfully designed levels. The layout is both practical and inviting, featuring two spacious reception rooms that provide ample space for relaxation and entertaining. An additional extension enhances the versatility of the home, allowing it to be used as a second sitting or dining room, or even a fourth bedroom or playroom, catering to the needs of modern family life. Further enhancing the appeal of this property are the practical amenities it offers. A garage and off-street parking ensure convenience for residents and guests, while the enclosed rear garden provides a private outdoor space for children to play or for hosting summer gatherings. This property is a true gem in a sought-after location, and we highly recommend viewing to fully appreciate all it has to offer. Don't miss the opportunity to make this beautiful house your new home.



Entrance

Feature timber grain composite entrance into ground floor.

Entrance Porch

UPVC double glazed windows on two sides with pleasant outlook to the front, feature laminate wood grain effect floor, frosted glazed inner door into ...

Lounge 15'5" x 13'8"

Two radiators, feature display wall, built in storage cupboard, feature laminate wood grain effect floor, UPVC double glazed window to front with a lovely open outlook, short staircase leading to...

Garden Level

Landing

Radiator, door into rear hall, UPVC double glazed door onto the rear garden.

Cloak Room 6'0" x 2'7"

White suite of low level w.c. and vanity wash basin, radiator, splash back tiling, UPVC double glazed and frosted window to rear.

Kitchen/Breakfast Room 15'8" x 8'10"

Fitted with a range of timber grain effect fronted wall, floor and drawer storage cupboards with brushed steel effect handles, space for gas cooker, fridge/freezer and washing machine, single drainer stainless steel sink unit, vinyl tiled floor, splash back tiling, UPVC double glazed window with a pleasant outlook onto the enclosed rear garden, radiator, rolled edged working surfaces.

Dining/Second Sitting Room or 4th Bedroom 24'0" x 7'4"

Feature laminate wood grain effect floor, two radiators, UPVC double glazed window with a lovely outlook onto the open green space with a view extending towards the River Frome Valley, access to roof void, UPVC double glazed French doors opening onto the rear garden. Short staircase from garden level to ...

First Floor Half Landing

UPVC double glazed window to side, access to roof void.

Bedroom 2 13'1" x 8'7"

Dimension maximum overall to include built in wardrobe, overhead cupboards and drawer unit, UPVC double glazed window with a lovely open outlook, radiator, additional built in storage cupboard.

Bedroom 3 10'0" x 4'11"

Dimension excluding one wall to wall fitted with sliding door wardrobes, radiator, UPVC double glazed window with lovely green outlook. Short staircase from first floor half landing to ...

First Floor Principal Landing

Built in cupboard containing a combination gas fired boiler for domestic hot water and central heating, access to roof void.

Bedroom 1 16'2" x 9'5"

Dimension maximum overall to include two built in shelved wardrobes, radiator, UPVC double glazed window to rear.

Shower Room (Former Bathroom) 8'2" x 5'10"

Modern white suite of low level w.c. vanity wash basin and large walk in enclosed shower encloser with a fitted shower over, splash back tiling, UPVC double glazed and frosted window to rear, radiator.

Exterior

Front Garden

The front garden has been landscaped for ease of maintenance to form a slate chippings laid surface with shrubs and rose plants.

Off Street Hardstanding/Parking

Directly in front of the garage is a brick block laid driveway and hardstanding suitable for the parking off street of one vehicle.

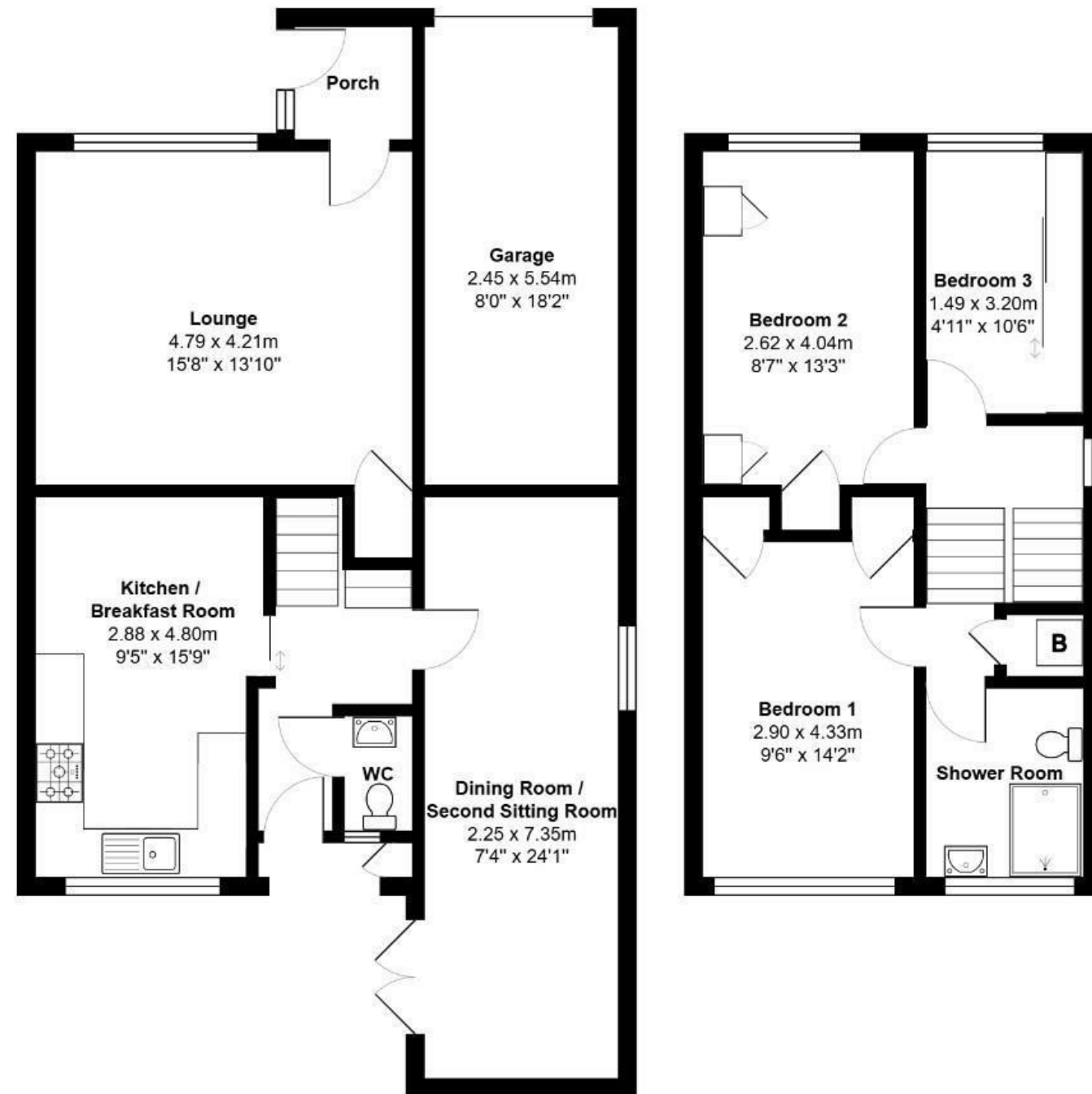
Garage 17'3" x 7'8"

The garage adjoins the property with electrically operated aluminum up and over door, power and light, fitted shelves and cupboard storage, over head platform for additional storage.

Rear Garden

The landscaped rear garden offers a brick laid patio and pathway leading through a level well tended lawn with established borders with colourful display of flowering plants and roses and shrubs, brick built garden store, rear pedestrian gate opening onto a rear walk way.

Tenure: Freehold
Council Tax Band: D



- 3 bedrooms, 1 bathroom and Cloakroom
- Split-level, 4 floors with far reaching views
- Generous Living room with additional 2nd Sitting/Dining room or 4th Bedroom
- Garage and off-street parking
- Enclosed landscaped rear garden
- Modernised, immaculate home
- Near Frome Valley walks
- Exclusive Trendlewood Park
- Semi-detached family home
- Viewing recommended

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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