

MAGGS & ALLEN

22 SOUTH HAYES

STAPLETON, BRISTOL, BS5 6UB

£425,000

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An immaculately presented, four-double-bedroom family home situated within a quiet cul-de-sac adjoining Purdown. Having been substantially extended by the current owners, the ground floor boasts two generous reception rooms, separate kitchen, utility and WC, as well as a south-easterly facing rear garden.

Ground Floor

Upon entering, you are greeted by a useful entrance porch with hanging space for coats, which is open to a central entrance hall with a staircase rising to the first floor. From here, access is available to the principal rooms.

The main reception room is situated at the rear of the house, and makes for a bright, spacious sitting room with carpeted floors, uPVC sliding doors to the garden and an attractive fireplace with a solid wood surround. The second reception room is currently utilised as a dining room, and boasts wood-effect flooring and a large window to the front elevation allowing for an abundance of natural light to flood the space.

A substantial side extension houses a sleek, modern kitchen/breakfast room complete with handleless doors, cabinet downlights and wood finish worktops and upstands. Integrated appliances include a dishwasher, double electric ovens, five-ring induction hob with extractor and a stainless steel sink with drainer. Ample space is available for a fridge/freezer and free-standing breakfast bar.

An opening leads through to a handy utility room providing access to the rear garden, as well as a tastefully decorated WC comprising a toilet and sink.

First Floor

Ascending to the first floor landing, you will find four sizeable double bedrooms and a family bathroom.

The main bedroom sits at the front of the house, and boasts a row of built-in wardrobes with sliding doors. Bedrooms 2 & 3 are also well-sized doubles, and benefit from elevated, attractive views of the locality. The fourth bedroom forms part of the side extension, and is a generous double with a large uPVC window and skylight.

Completing the first floor accommodation is a contemporary family bathroom, encompassing a toilet, sink and L-shaped bath with mains shower over.

Externally

From South Hayes, steps lead down through an attractive tiered front garden boasting an array of mature shrubs, plants and ornaments. From here, a side access gate leads to the rear garden.

The rear garden benefits from a south-easterly facing aspect, and is entirely laid to patio and slate chippings - providing a low maintenance space ideal for entertaining. Well-manicured shrubs border the perimeters, and a doorway provides access to a large crawlspace underneath the house, offering a wealth of storage space.







Location

With swift access to the M32 for reaching Bristol City Centre and excellent transport links including local bus services and Stapleton Road Train Station, this location is incredibly convenient. Eastville Park, offering a connection to the scenic Frome Valley walkway, is just a short distance, perfect for dog owners. The popular Eastgate Retail Park, featuring amenities like Tesco and Ikea, is also within easy reach.

South Hayes backs on to the popular Purdown and Stoke Park Estate, as is located within walking distance of Glenfrome Primary School.

Schools

Glenfrome Primary School - 0.08 miles
Fairfield High School - 0.44 miles
Trinity Academy - 0.57 miles
Stoke Park Primary School - 0.57 miles

Lease Information

We understand there are approximately 939 years remaining on the lease.

We understand there is an annual ground rent charge of £8.40.

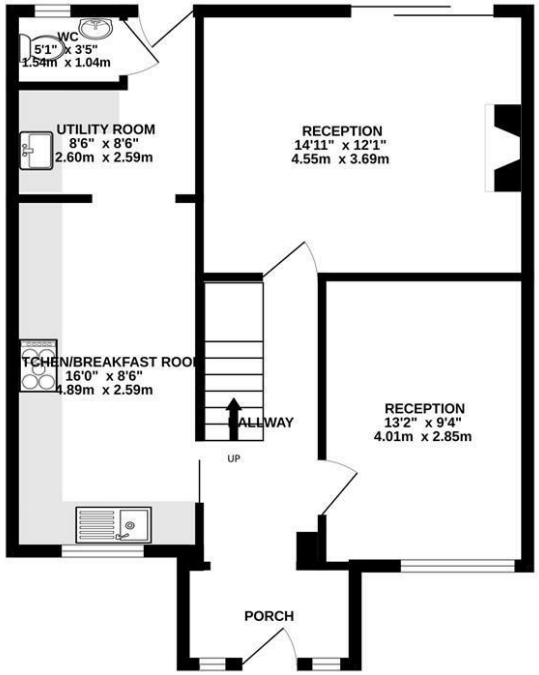
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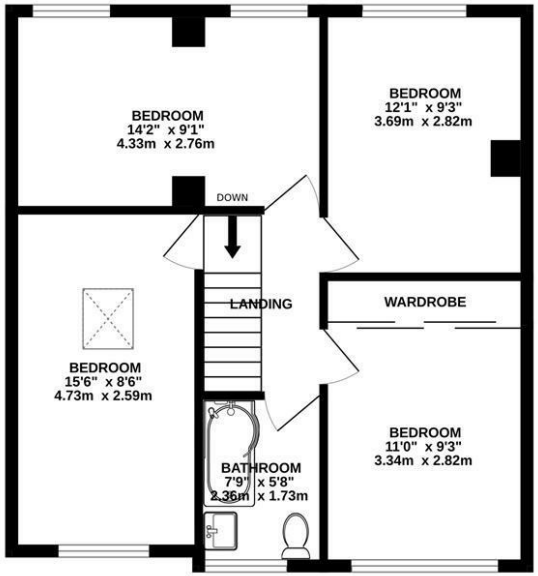




GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.9 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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- A substantially extended, four-double-bedroom family home
- Immaculately presented throughout
- Two reception rooms, including a sitting room with sliding doors to the garden
- Sleek kitchen/breakfast room with integrated appliances
- Utility room and ground floor WC
- Four similarly-sized double bedrooms
- Contemporary family bathroom
- A well-maintained, low maintenance rear garden
- Undercroft storage accessed from the garden
- Located within a quiet cul-de-sac backing on to Purdown and Stoke Park Estate

Guide Price: £425,000

Tenure: Freehold

Council Tax Band: B

EPC Rating: C

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

MAGGS & ALLEN















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