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Mayfield Park,
Bristol,
BS16 3NN

£695,000



A rare opportunity to purchase this beautifully presented and highly individual late Victorian semi-detached home, with five double bedrooms arranged over four spacious floors and offering exceptionally versatile accommodation throughout. Situated within a sought-after residential position close to well regarded schools, green space, local high streets and the Bristol to Bath cycle path, this substantial property combines attractive period character with stylish contemporary living.

The accommodation comprises an impressive bay fronted lounge with multi fuel burner, a stunning bespoke fitted kitchen/dining room with central island, four generous double bedrooms arranged over the upper floors, luxury family bathroom and ensuite shower room. The lower ground floor provides highly flexible accommodation with its own private entrance, offering excellent potential for a self-contained annexe, Airbnb or multi-generational living space with lounge, bedroom, kitchenette and shower room.

Further benefits include UPVC double glazing, gas central heating, solar panels, off street parking for several vehicles, detached garage and generous enclosed rear garden. An internal viewing is highly recommended to fully appreciate the character, space and flexibility this exceptional home has to offer.



ENTRANCE

Victorian style glazed entrance door leading into...

HALLWAY

Engineered oak flooring, staircase rising to first floor, decorative cornicing, radiator and stained glass door leading to lower ground floor.

LOUNGE 18'0" x 15'5"

Beautiful bay fronted reception room with engineered oak fitted flooring, radiator, decorative cornice and centre rose, multi fuel fitted burner with tiled hearth and mantle surround.

KITCHEN/DINING ROOM 17'10" x 13'11"

A superb open plan kitchen/dining space fitted with an extensive range of bespoke shaker style wall and base units with solid wood block work surfaces and central island breakfast bar. Butler sink with boiling water tap, tiled splashback and chrome effect mixer taps, induction hob with extractor over, integrated separate oven, grill and microwave, integrated fridge freezer and dishwasher. Space for dining table and chairs, engineered oak flooring, radiator and two UPVC double glazed windows overlooking the side garden.

FIRST FLOOR LANDING

Spacious landing with laminate wood effect flooring, UPVC double glazed side window and staircase rising to second floor.

BEDROOM 1 14'7" x 11'5"

Generous double bedroom with UPVC double glazed window to front, built in storage cupboard and radiator.

ENSUITE SHOWER ROOM

Comprising of shower tray with overhead electric shower, pedestal wash hand basin and tiled splashbacks.

BEDROOM 2 13'11" x 9'10"

Double bedroom with pleasant outlook over the rear garden, UPVC double glazed window and radiator.

FAMILY BATHROOM 14'0" x 7'6"

Beautifully appointed contemporary bathroom comprising whirlpool bath with chrome effect mixer taps and separate shower attachment, separate walk in shower area, low level WC, double sink into drawer storage unit with chrome effect mixer taps, upright fitted radiator and towel rail, additional radiator, partly tiled throughout, cupboard housing hot water cylinder.

SECOND FLOOR LANDING

Built in storage cupboard and access to upper floor accommodation.

BEDROOM 3 13'10" x 12'8"

Double bedroom with rear aspect, UPVC double glazed window, skylight, laminate flooring and radiator.

BEDROOM 4 12'9" x 11'4"

Double bedroom with front aspect, UPVC double glazed window, skylight, laminate flooring and radiator.

LOWER GROUND FLOOR/POTENTIAL ANNEXE

Separate private entrance providing flexible accommodation ideal for an annexe, guest suite or Airbnb potential.

HALLWAY

Tiled flooring, radiator and useful understairs storage.

SECOND RECEPTION ROOM 17'6" x 15'1"

Spacious bay fronted reception room with laminate flooring, two radiators and UPVC double glazed bay window to front.

BEDROOM 5 12'7" x 9'6"

Double bedroom with pleasant rear garden outlook, laminate flooring, radiator and UPVC double glazed window.

KITCHENETTE 7'3" x 8'2"

UPVC double glazed window to side, tiled floor, modern base fitted units with beach block effect wood working surfaces incorporating a single bowl sink, space AND plumbing for washing machine, space for low level fridge, radiator, UPVC double glazed door to rear leading to garden.

SHOWER ROOM

Modern suite comprising double tray with overhead shower off main system, low level WC, wall mounted sink having mixer tap, tiled flooring, chrome effect heated towel rail.

EXTERIOR TO THE FRONT

Generous blocked paved driveway providing off street parking for several vehicles and leading to garage. Side pedestrian access to rear garden and separate entrance to lower ground floor.

DETACHED GARAGE 23'6" x 13'11"

Power and light, overhead storage, electric up and over door, currently sub divided to form a rear storage unit, UPVC double glazed door onto rear garden.

REAR GARDEN

A generous enclosed west facing garden mainly laid to lawn with patio seating areas, borders, mature fruit trees, wood store and side access. Separate access into the garage and lower ground floor accommodation.

SOLAR PANELS

This property further benefits from rooftop solar panels.

AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Tenure: Freehold
Council Tax Band: D

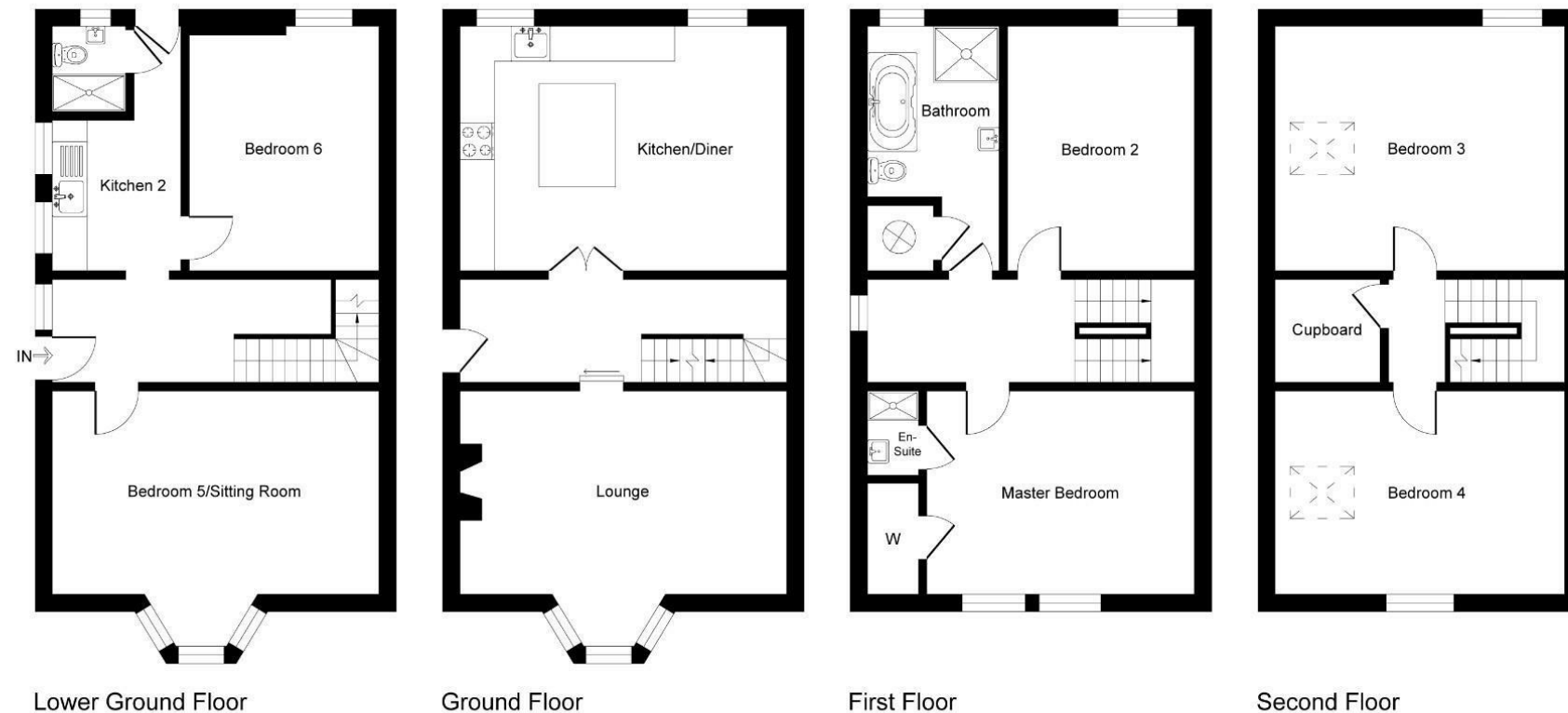


Illustration for identification purposes only, measurements are approximate, not to scale.

- A stunning and highly individual 5 double bedroom property
- Lovely modern decorations throughout
- Basement area with 1 bed annex/airbnb potential having own separate entrance
- Fabulous bespoke fitted kitchen/diner
- Generous lounge with multi fuel burner
- Off street parking for several vehicles
- Detached double garage
- Enclosed rear garden
- Versatile accommodation suited to many buyers
- Luxury appointed bathroom plus ensuite shower room

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	72	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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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