



102 High Street, Winterbourne, Bristol

- Detached Non Estate House
- 26' Lounge/Diner with Balcony
 - Modern Kitchen
- Modern 4 Piece Bathroom & En-suite
 - Enclosed Private Garden
- High Street Location
- Further Reception Area
 - Utility & Cloakroom
 - 4 Double Bedrooms
- Oversized Garage with Parking for Multiple Vehicles

Offers In Excess Of £475,000

HUNTERS®

HERE TO GET *you* THERE

Nestled in the heart of Winterbourne, Bristol, this charming non-estate detached house on High Street offers a perfect blend of space and modern living. As you step through the large entrance hallway, there is access to four generous double bedrooms, ensuring ample space for family and guests. The second bedroom features an en-suite shower room, while a stylish four-piece family bathroom caters to the needs of the household.

Ascend the stairs to discover an open reception area that enhances the sense of space and light throughout the home. The modern kitchen is well-equipped with a separate utility room and cloakroom for convenience. The impressive 24-foot lounge diner is a standout feature, complete with a balcony that offers delightful views and a perfect spot for morning coffee or evening relaxation.

This home is equipped with gas central heating and double glazing, ensuring comfort throughout the seasons. Outside, you will find beautifully maintained gardens to the front, as well as secluded, enclosed gardens to the rear and side, providing a private oasis for outdoor enjoyment.

For those with vehicles, there is an oversized garage and parking for multiple vehicles and includes an electric charger point, catering to modern needs. Viewing is strongly advised to fully appreciate the unique qualities of this exceptional property. Don't miss the opportunity to make this delightful house your new home.



Entrance Hallway

Double glazed door with double glazed side panel, double storage cupboard, stairs to 1st floor, radiator, wood effect flooring, ceiling spotlights, doors into

Bedroom One

12'10" x 11'11"

Double glazed French doors opening with double glazed side panel into the garden, built in wardrobes, radiator, wood effect flooring.

Bedroom Two

13'6" max x 10'10" max

Double glazed window, radiator, wood effect flooring, ceiling spotlights, door into

En-Suite

Modern white suite comprising tiled shower cubicle with rain shower over, vanity wash hand basin with mixer tap, WC, heated towel rail, tiled walls.

Bedroom Three

12'6" x 7'10"

Double glazed window, radiator, wood effect flooring.

Bedroom Four

10'3" x 7'8"

Double glazed window, wood effect flooring, radiator.

Bathroom

10'3" x 7'10"

Double glazed window, modern white suite comprising tiled bath with shower extension to mixer tap, tiled shower cubicle with rainshower over, WC, pedestal wash hand basin, heated towel rail, ceiling spotlights, tiled flooring.

First Floor Landing

Access to part boarded loft space with doors into lounge, kitchen, utility and cloakroom with access to;

Open Reception Area

12'10" x 7'10"

Double glazed window, radiator.

Cloakroom

Double glazed window, white suite comprising, WC, vanity wash hand basin, ceiling spotlight, radiator.

Lounge/Diner

24'7" x 11'9" max

Double glazed window and double glazed patio doors and double glazed full length side window to a balcony, feature fireplace, TV point, two radiators.

Kitchen

11'6" x 8'10"

Double glazed window, range of modern wall, drawer and base units with work surface over, built in electric double oven, gas hob, with extractor hood over, tiled splash back, stainless steel 1.5 sink unit with mixer tap over, spaces for dishwasher, and fridge/freezer, ceiling spot lights, tiled effect flooring, heated towel rail.

Utility Room

7'3" x 5'4"

Double glazed window, wall unit, stainless steel sink plumbing for washing machine and space for tumble drier, airing cupboard housing new gas boiler.

Outside

The front is laid to lawn with mature trees, shrubs, outside tap, and electric charger point.

The enclosed private rear and side gardens are mainly laid to lawn with mature trees and shrubs, patio area, with stepping stone pathway leading to garden shed, gated access leading to both the front and side of the property.

Garage & Parking

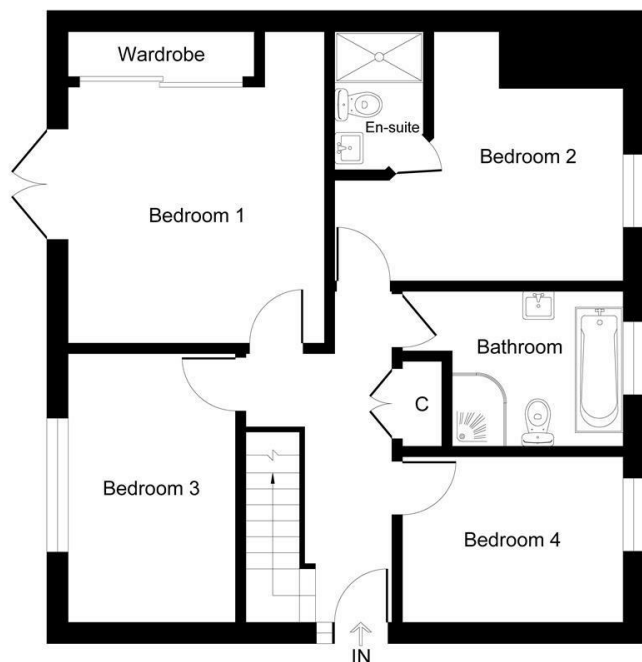
19'7" x 10'11"

There is an oversized single garage with up and over door, light and power and tarmac driveway providing off street parking for multiple vehicles.

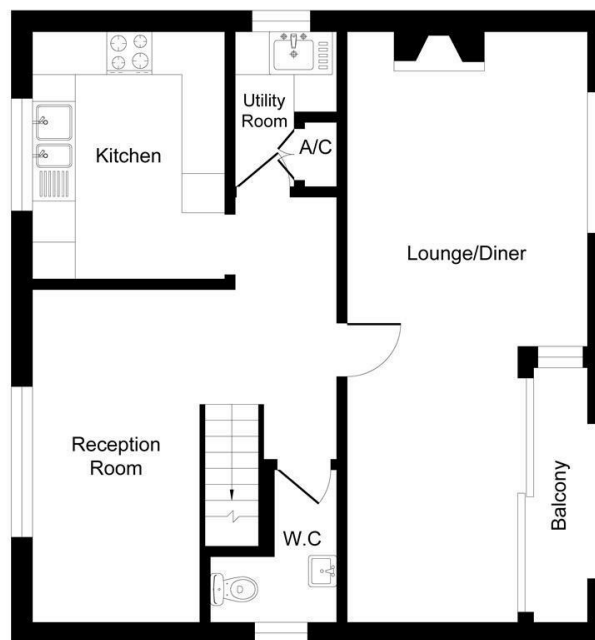
Agents Note

"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"





Ground Floor



First Floor

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

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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

80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email:
yate@hunters.com <https://www.hunters.com>