



2 Pitch & Pay Park, Sneyd Park
Guide Price Range £900,000 - £930,000

RICHARD
HARDING



2 Pitch & Pay Park,

Sneyd Park, Bristol, BS9 1NJ

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Having a stylish and beautiful contemporary finish throughout, an exceptional and light filled, 4 double bedroom, two-storey link-detached house benefitting from semi open-plan living, well-stocked southerly facing walled garden, integral garage and driveway parking for two cars.

Key Features

- The subject of much recent improvement by our vendor clients, who have exacting standards, the property has been transformed to create a gorgeous modern home with upvc double glazed windows throughout.
- Large light filled ground floor accommodation with semi open-plan dual aspect reception hall/dining area/sitting room, modern kitchen with integrated Miele appliances and a separate living room (all with a pleasant outlook).
- Located within this ever popular development tucked away in a peaceful position in the Sneyd Park Conservation Area, this distinctive 1960s 'Span' development has a special ethos carefully preserved by its residents.
- The gardens that surround the frontage of the houses and the communal areas are maintained by gardeners and there are a number of open spaces for the enjoyment of the residents.
- **Ground Floor:** entrance porch, reception hall/dining area, cloakroom/wc, dual aspect sitting room, separate kitchen, living room, wet room style shower room, utility room.
- **First Floor:** landing, four double bedrooms, family bathroom. Access to loft room.
- **Outside:** landscaped south facing rear garden with broad sitting out area and carefully appointed borders exhibiting a plethora of colour, greenhouse and useful garden shed. Integral single garage with up and over door, driveway parking for two cars.
- **Sold with no onward chain.**





GROUND FLOOR

APPROACH: wooden door with full width overlight, opening to:-

ENTRANCE PORCH: virtually full height upvc double glazed windows to both the front and side elevations, tiled flooring, ceiling light point. Obscure upvc double glazed door with side panel and full width overlight, opening to:-

RECEPTION/DINING AREA: (18'9" x 11'11") (5.72m x 3.63m) a most welcoming and light filled introduction, having solid oak flooring, two radiators, two ceiling light points, ample space for table and chairs. Open-tread oak staircase with handrail and toughened glass balustrade enjoying plenty of natural light via large window to the side elevation. Upvc double doors with overlights overlooking and opening externally to the rear garden. Casement door with side panel opening to the sitting room. Additional 9ft wide wall opening from the dining area through to the sitting room. Wall opening through to the kitchen. Doors to:-

CLOAKROOM/WC: low level dual flush wc, pedestal wash hand basin with mixer tap, tiled flooring and walls to dado height, raised height window to the front elevation, raised height internal window through to the entrance porch, ceiling light point, extractor fan.

LIVING ROOM: (12'10" x 8'11") (3.92m x 2.72m) full height and full width upvc double glazed window to the front elevation, solid oak flooring, radiator, ceiling light point.

WET ROOM STYLE SHOWER: wall mounted shower unit with handheld shower attachment and an overhead waterfall style shower, heated towel rail/radiator, ceiling light point, extractor fan.

SITTING ROOM: (24'7" x 20'10") (7.50m x 6.34m) a comfortable dual aspect sitting room flowing through to the dining area. Large upvc double glazed window to the front elevation with twin overlights. Upvc double glazed double doors with side panels and twin overlights overlooking and opening externally onto the rear garden. Wall mounted and remote operated contemporary electric fire. Two radiators.

KITCHEN: (12'8" x 9'0") (3.85m x 2.75m) comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets and glazed display cabinet. Roll edged granite worktop surfaces with matching upstands and pelmet lighting. Undermount stainless steel sink with swan neck mixer tap and indented draining board to side. Integral Miele appliances including electric oven, warming tray, 4 ring induction hob with stainless steel extractor hood and a dishwasher. Integral Liebherr tall fridge/freezer. Box bay upvc double glazed window providing a lovely vista over the well-stocked rear garden. Tiled flooring, two ceiling light points, wall mounted shelf. Upvc double glazed door, opening to:-

UTILITY ROOM: (8'8" x 8'1") (2.64m x 2.46m) shaker style base and eye level units combining drawers and cabinets, roll edged wood effect worktop surface, space and plumbing for washing machine, space for tumble dryer, space for tall freezer, mains switchboard control cupboard, ceiling light point. Airing cupboard housing wall mounted Worcester Bosch gas fired combination boiler and hot water cylinder. Upvc double glazed door overlooking and opening externally to the rear garden. Door to:-

INTEGRAL GARAGE: (13'8" x 8'8") (4.16m x 2.65m) wooden up and over door with overlights, light and power connected, wall mounted shelving.

FIRST FLOOR

LANDING: a spacious landing enjoying natural light via the aforementioned large window to the side elevation, two ceiling light points. Door with stairs ascending to the loft room. Doors opening to:-

BEDROOM 1: (13'8" x 12'1") (4.17m x 3.69m) full width upvc double glazed window overlooking the rear garden, generous built-in wardrobes offering ample hanging rail and shelving space, radiator, ceiling light point, wall mounted shelving, high sloping ceiling.

BEDROOM 2: (12'2" x 9'11") (3.70m x 3.03m) full width upvc double glazed window to the front elevation, radiator, ceiling light point, recessed wardrobe with cupboard above, high sloping ceiling.

BEDROOM 3: (12'3" x 9'1") (3.73m x 2.78m) full width upvc double glazed window overlooking the rear garden, radiator, ceiling light point, high sloping ceiling.

BEDROOM 4: (9'11" x 9'1") (3.03m x 2.77m) full width upvc double glazed window to the front elevation, radiator, ceiling light point, recessed wardrobe with cupboard above, high sloping ceiling.

FAMILY BATHROOM/WC: (8'3" x 6'0") (2.51m x 1.83m) a pair of part obscure upvc double glazed windows to the side elevation. Panelled bath with hot and cold water taps, shower screen, built-in shower unit and handheld shower attachment. Low level dual flush wc with concealed cistern. Wall mounted wash hand basin with mixer tap. Tiled flooring, majority tiled walls, heated towel rail/radiator, ceiling light point, extractor fan.



LOFT ROOM: (17'1" x 10'1") (5.21m x 3.07m) having limited head height and maximum ceiling height of 5'9"/1.75m. Part obscure upvc double glazed window to the side elevation, exposed beam, wall light point, fitted drawers, hanging rail. Door to:-

STORE ROOM: (9'9" x 4'3") (2.97m x 1.30m) obscure upvc double glazed window to the side elevation, restricted head height with maximum ceiling height of 5'9"/1.75m, exposed beam with light point.

OUTSIDE

OFF STREET PARKING: tarmacadam driveway parking for two cars with access to integral garage.

REAR GARDEN: (44ft x 38ft) (13.41m x 11.58m) enjoying a sunny south-easterly orientation and a good amount of privacy with open rear aspect. Accessed internally via the sitting room, dining area and utility room. Immediately to the rear of the house there is a full-width patio (part covered) which offers ample space for garden furniture, potted plants and barbecuing etc. Beyond this are shrub borders and a level section of lawn, the former featuring an array of flowering plants, mature shrubs and established climbing plants that exhibit a plethora of colour during the spring/summer months. The garden is enclosed on all three sides by brick walling with a mature apple tree, camelia and ?? tree. There is a useful garden shed with water butt, further water butt for grey water goods, greenhouse, external power socket, external lighting and outside water tap.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

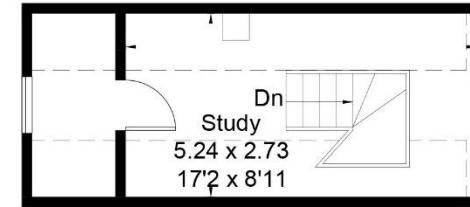
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



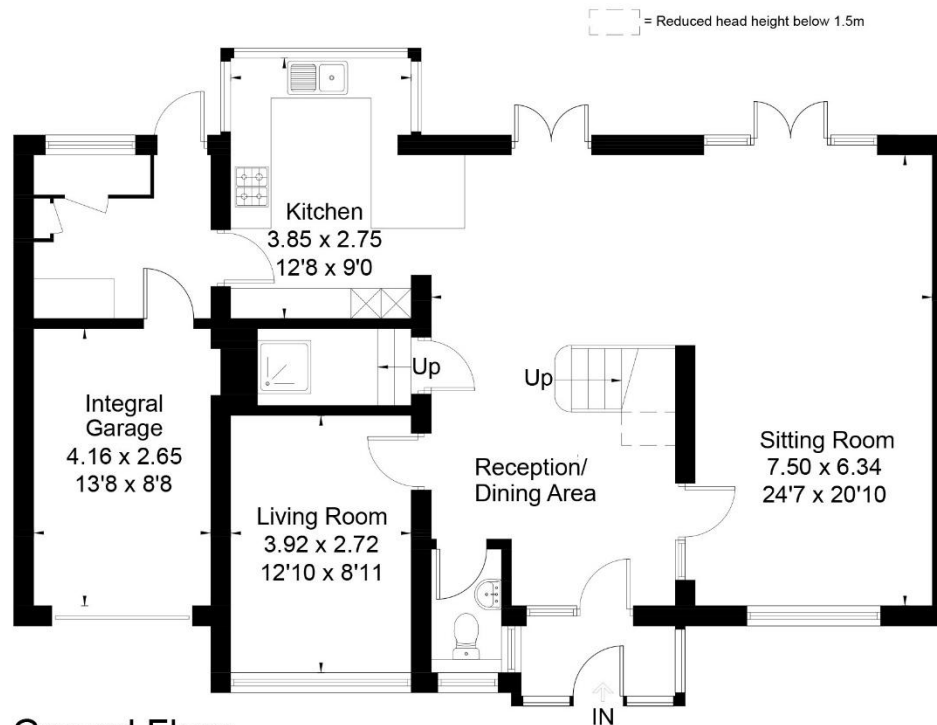


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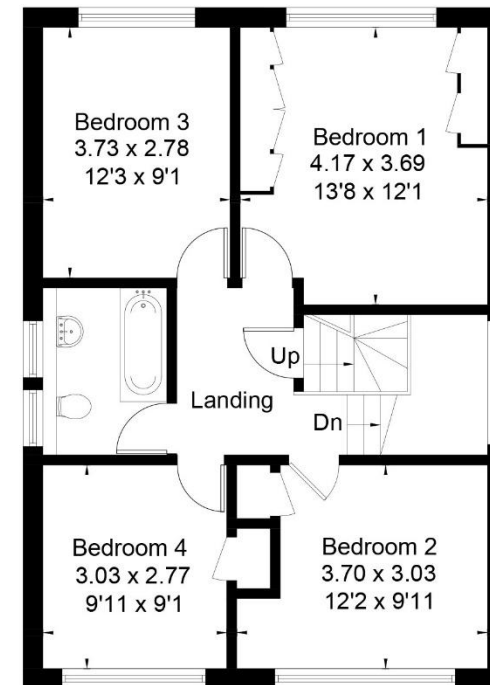
Approximate Floor Area = 184.9 sq m / 1990 sq ft (Including Garage)



Second Floor



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107447