

HUNTERS[®]

HERE TO GET *you* THERE



Church Road

Soundwell, Bristol, BS16 4RQ

£575,000

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Council Tax: C



62 Church Road

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this exceptional semi-detached, double storey extended property, thoughtfully transformed to create a beautifully balanced family residence, combining timeless character with contemporary luxury.

Sympathetically designed throughout, the property offers an impressive blend of modern architecture, high quality finishes and practical living spaces.

At the heart of the home is a stunning open-plan family area which has been designed for modern living and entertaining. Flooded with natural light, this spectacular space features sleek contemporary finishes with bi-folding doors that seamlessly connect the interior with the professionally designed landscaped rear garden.

The beautiful garden provides a private and tranquil retreat, offering generous entertaining areas, manicured planting, and an attractive setting to enjoy throughout the seasons.

The immaculate accommodation comprises three generous double bedrooms, each offering excellent proportions. The impressive principal room enjoys its own dedicated dressing room and stylish en suite.

Completing the first floor is a luxurious family bathroom, exquisitely appointed with high-end fittings and centred around a striking stand alone claw foot roll top bath.

Throughout the home, carefully considered design details, premium materials and modern features have been seamlessly incorporated while remaining sympathetic to the properties original character.

To the front the property benefits from extensive off street parking, providing ample parking spaces for several vehicles.

This outstanding home perfectly combines elegant design with practical living, offering spacious accommodation, exceptional presentation and beautifully crafted indoor and outdoor space in equal measure.

ENTRANCE

Via a part opaque and bevelled glazed composite door leading into an entrance porch.

ENTRANCE PORCH

Dado rail, half feature wood wall panelling, period style

radiator, original mosaic tiled floor, staircase leading to first floor accommodation and doors leading into lounge and dining area.

LOUNGE

18'9" into bay x 11'7" (5.72m into bay x 3.53m)

uPVC double glazed bay window to front, ceiling with recessed LED spot lights, coved ceiling, ceiling rose, feature fireplace housing a gas coal and flame effect fire, TV aerial point, radiator.

DINING AREA

13'0" x 11'4" (3.96m x 3.45m)

Opaque uPVC double glazed window to side, ceiling with recessed LED spot lights, coved ceiling, storage cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, black slate floor tiles, glazed wooden bi-folding doors leading into living area.

LIVING AREA

22'0" x 21'9" (6.71m x 6.63m)

Three Velux windows to rear, bi-folding doors leading into rear garden, stainless steel sink inset with chrome mixer tap into a granite worksurface, oak breakfast bar and worksurface with upstand, extensive range of modern "Gardeners" fitted oak kitchen units with soft close doors and drawers incorporating integral appliances to include; tall fridge freezer and dishwasher, space for a range style oven with cooker hood over, stainless steel bioethanol stove, TV aerial point, slate tiled floor with under floor heating, door leading into utility/cloakroom.

UTILITY/CLOAKROOM

Ceiling with recessed LED spot lights, white W.C. square edged wooden worksurface, tiled splash backs, white high gloss modern fitted wall and base units, plumbing for washing machine, space for a tumble dryer, chrome heated towel rail.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to front, loft access, ceiling with recessed LED spotlights, coved ceiling, doors leading into all bedrooms and bathroom.

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MASTER BEDROOM

14'1" x 13'4" (4.29m x 4.06m)

Two uPVC double glazed windows to rear, ceiling with recessed LED spotlights, coved ceiling, TV aerial point, radiator, doors leading into dressing room and en suite.

DRESSING ROOM

8'0" x 7'4" (2.44m x 2.24m)

uPVC double glazed window to side, ceiling with recessed LED spotlights, coved ceiling.

EN SUITE

Opaque uPVC double glazed window to rear, ceiling with recessed LED spotlights, white W.C, shower cubicle with brushed brass shower with monsoon shower head and hand held attachment, porcelain counter top vessel wash hand basin with brush brass mixer tap and drawer unit below, panelled splash backs, illuminated brushed brass niche, brushed brass heated towel rail.

BEDROOM TWO

11'9" x 10'4" (3.58m x 3.15m)

uPVC double glazed window to front, coved ceiling, radiator.

BEDROOM THREE

12'4" x 8'5" (3.76m x 2.57m)

uPVC double glazed window to side, coved ceiling, radiator.

BATHROOM

11'8" x 8'6" (3.56m x 2.59m)

Ceiling with recessed LED spotlights, light activated extractor

fan, luxury white suite comprising; stand alone roll top claw foot bath with chrome mixer tap with shower attachment, W.C. wash hand basin and shower cubicle with tiled splash backs, chrome shower with monsoon shower head and hand held attachment, radiator, chrome heated towel rail, tiled floor.

OUTSIDE

FRONT

Avon Cobblestone driveway providing several off street parking spaces, covered entrance with lighting.

REAR GARDEN

Professionally designed garden with paved natural slate patio with glass balustrade leading to an area which is mainly ;aid to lawn with feature pond and established borders with feature lighting, displaying an abundance of flowers, trees and shrubs, a loose chipping path way leads to a second natural slate paved patio and a beautifully established wildlife garden to the rear with an array of established shrubs, wildflower planting, garden shed and meandering pathways.

GARAGE/WORKSHOP

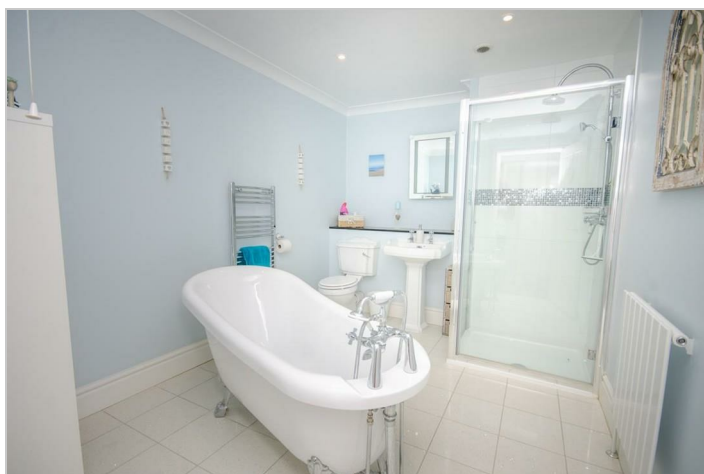
17'3" x 9'2" (5.26m x 2.79m)

Double barn style doors, power and light, door leading into garden.

WORKSHOP

13'8" x 9'8" (4.17m x 2.95m)

Timber framed with power and light.



Road Map



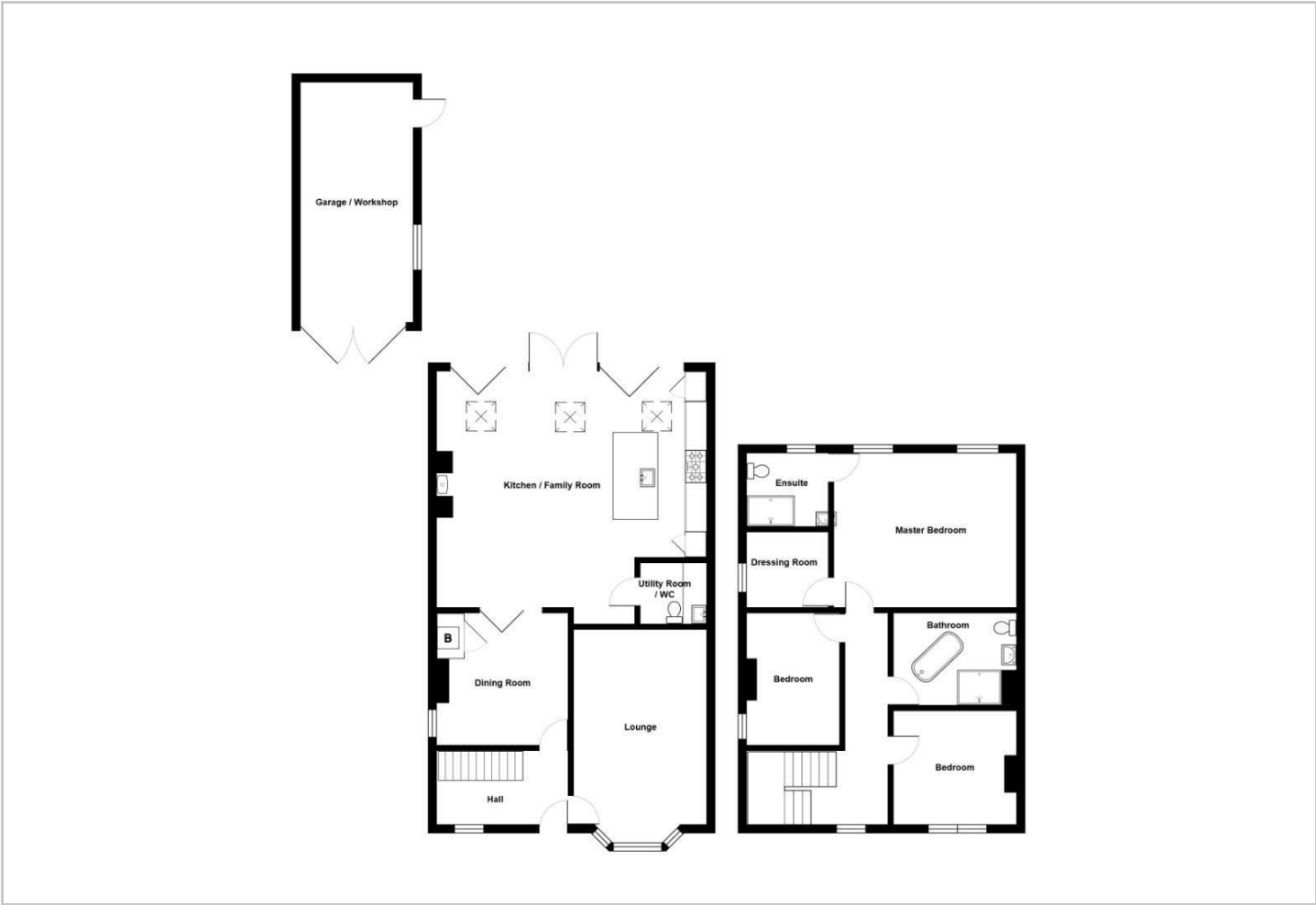
Hybrid Map



Terrain Map



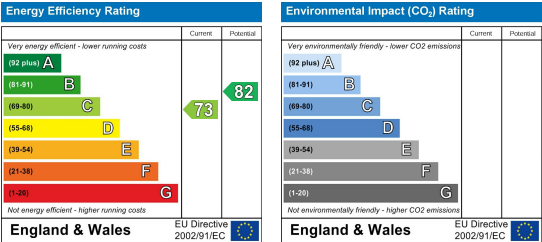
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.