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Gladstone Street

Staple Hill, Bristol, BS16 4RF

£450,000



Council Tax: D



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DESCRIPTION

Hunters are delighted to bring to the market this impressive detached home located within the popular Gladstone Street on the Staple Hill/Soundwell borders. The property has been extended with converted loft to offer spacious living accommodation over 2 levels which would suit many different types of buyers such as families or retired alike. The well presented accommodation comprises: storm porch, entrance hallway, lounge with wood burner with connecting study room, separate dining room, fitted kitchen with built in oven and hob and breakfast bar, utility, cloakroom, master bedroom and bathroom with over bath shower. A staircase rises to the first floor which consists of 2 further bedrooms.

The property benefits from having both double glazing and gas central heating, a brick paved driveway providing ample off street parking to front, a large mature lawn rear garden with decking and patio and a wood lodge/cabin to back of garden which is partitioned into 2 sections, a home office and storage/shed section.

The property is conveniently positioned for the local amenities of both Staple Hill and Kingswood, with both High streets being within easy reach with their array of shops, coffee shops, restaurants and supermarkets. The local Kingswood leisure centre with its gym and swimming pool is a short walk way, as well as several local schools and ever popular Page Park within close proximity.

ENTRANCE

From side of property via a storm porch with tiled floor and LED downlighters, UPVC opaque double glazed door with matching side windows and transom leading to hallway.

HALLWAY

Electric meter cupboard, LED downlighters, radiator, solid oak floor, doorway to kitchen, doors leading to: lounge, dining room, bedroom and bathroom.

LOUNGE

14'9" x 10'11" (4.50m x 3.33m)

UPVC double glazed windows to front and side, picture rail, feature open fireplace with slate hearth and wood mantel, cast iron wood burner inset, door to study.

STUDY

UPVC double glazed window to side, coved ceiling, oak effect laminate floor.

DINING ROOM

11'1" x 14'5" (3.38m x 4.39m)

UPVC double glazed window to front, picture rail, double radiator, LVT oak effect floor, stairs rising to first floor.

KITCHEN & UTILITY

8'2" x 19'3" (2.49m x 5.87m)

UPVC double glazed window to side, range of fitted oak effect wall and base units, laminate work top with matching breakfast bar, 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, tiled floor, built in Bosch electric double oven and gas hob, extractor fan hood, double radiator, wall cupboard housing Worcester boiler, doorway leading through to utility.

UTILITY SECTION

Located to back of kitchen, UPVC double glazed window to rear, range of oak effect wall and base units, laminate work top incorporating a single stainless sink unit with mixer tap, tiled splash backs, LED downlighters, tiled floor, space for American style fridge freezer, space for tall fridge or freezer, space

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and plumbing for washing machine, space for tumble dryer, opening to Inner hall.

INNER HALL

Velux window, radiator UPVC double glazed door to side out to rear garden, door to cloakroom.

CLOAKROOM

Opaque UPVC double glazed window to rear, white suite comprising: vanity unit with wash hand basin inset, close coupled W.C, tiled walls and floor, LED downlighters, heated towel radiator.

FIRST FLOOR ACCOMMODATION:

LANDING

LED downlighters, doors leading to bedrooms 2 and 3.

BEDROOM TWO

16'0" x 9'7" (4.88m x 2.92m)

UPVC double glazed dormer window to front, 2 double radiators, oak effect floor, spotlights, pedestal wash hand basin to corner.

BEDROOM THREE

12'9" x 8'10" (3.89m x 2.69m)

UPVC double glazed window to rear, radiator, wood effect laminate floor, eave storage.

OUTSIDE:

REAR GARDEN

Raised 2 tier decking with balustrade, leading down to stone patio with matching pathway, good size well tended lawn, variety of trees, door access to cellar storage, water tap, security light, side gated access, access to garden/lodge, enclosed by boundary fencing.

GARDEN LODGE/HOME OFFICE

19'1" x 11'7" (5.82m x 3.53m)

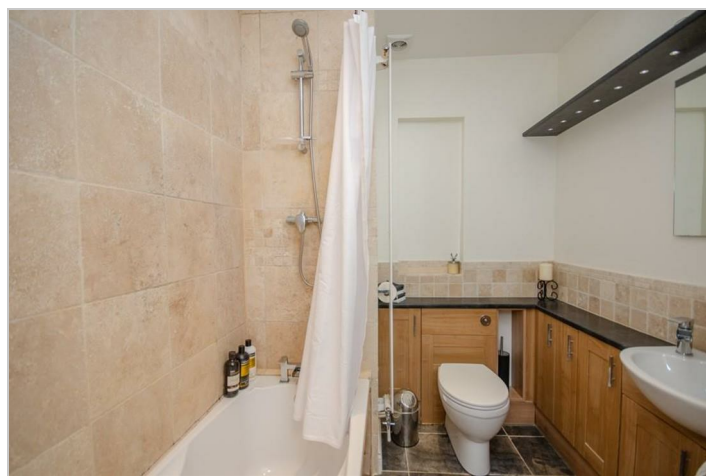
Wood lodge/cabin located to back of garden, power and light, currently partitioned into 2 sections, first sectioned used/displayed as a home office and second section used as storage shed.

FRONT GARDEN

Laid to lawn, paved pathway to entrance, enclose by boundary brick wall and fence.

DRIVEWAY

Brick paved driveway to front providing off street parking for 2 cars.



Road Map



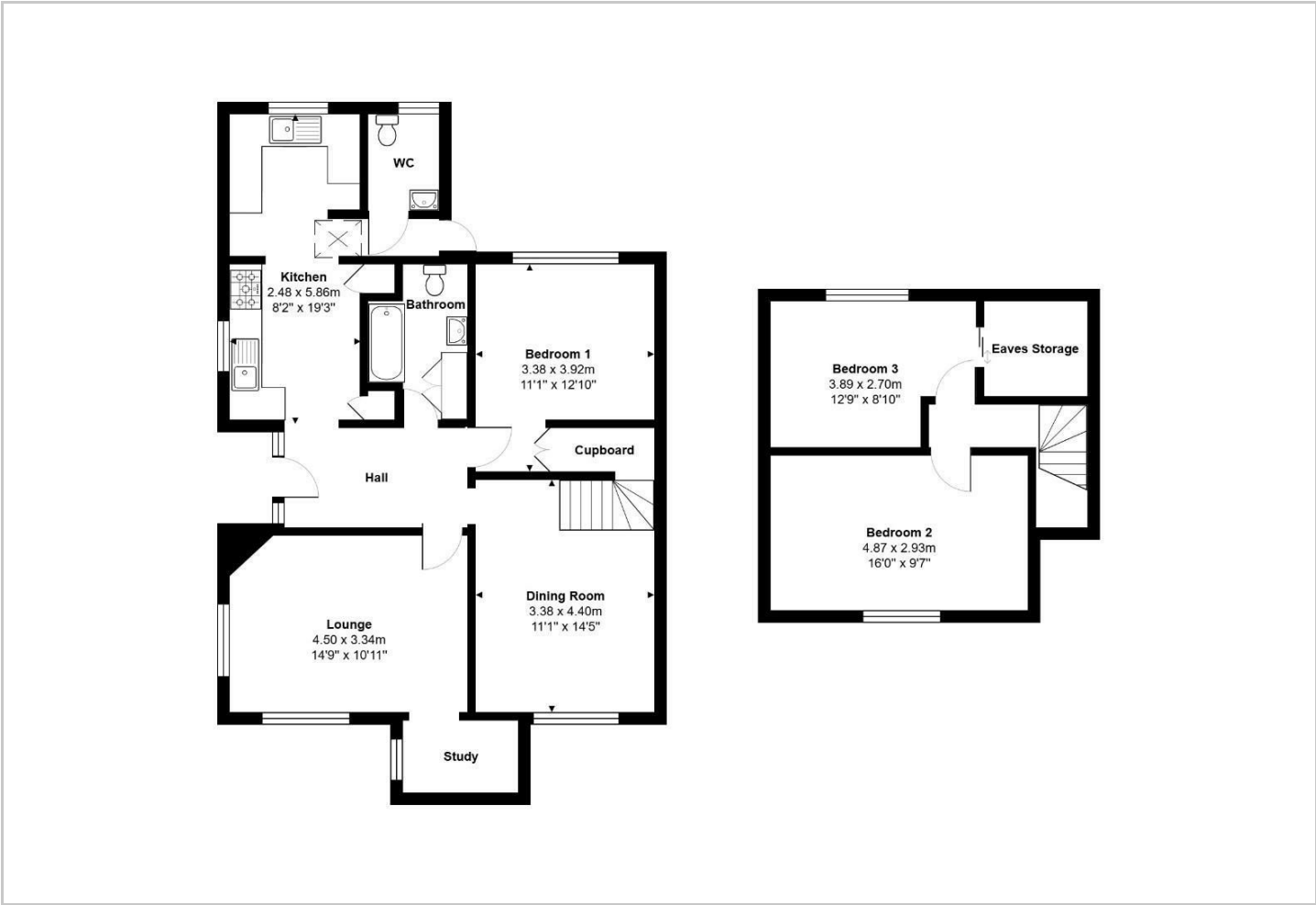
Hybrid Map



Terrain Map



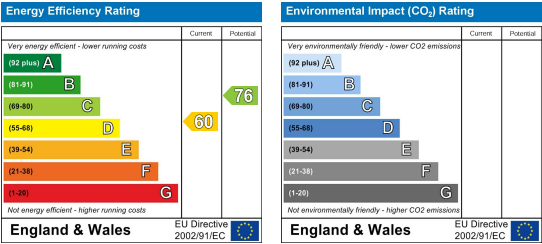
Floor Plan



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.