

# HUNTERS®

HERE TO GET *you* THERE



**Abbots Road**  
Hanham, Bristol, BS15 3NR

£900,000



Council Tax: E



# 98 Abbots Road

## Hanham, Bristol, BS15 3NR

£900,000



### DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this extended, detached family home which sits in a generous sized plot and overlooks green space to the front and rear.

The property is located within easy reach of Hanham high street with its wide variety of independent shops, supermarkets, restaurants, coffee shops and doctors surgery. The property is also conveniently positioned for Samuel Whites Infant School and Hanham Woods Secondary school, as well being on the edge of pleasant countryside walks along the river Avon.

In our opinion this property would ideally suit a large family or those seeking home work space due to the substantial and versatile accommodation on offer.

The spacious accommodation comprises to the ground floor; entrance hall, cloakroom, a lounge with a cast iron wood burner, a large open plan kitchen/living area, conservatory and a master bedroom with dressing area and en suite.

The kitchen incorporates many integral appliances to include two electric ovens, four ring ceramic hob, dishwasher, washing machine and tumble dryer and is fitted with an extensive range of cream high gloss wall and base units and central island and is complimented by a black granite work surface.

The living area has the benefit of having a cast iron wood burner and has bi-folding doors leading into a conservatory creating a super social zone in the very heart of the property for the family to enjoy.

To the first floor there is a family bathroom with an over bath shower and three double bedrooms. Bedroom two has the benefit of fitted wardrobes and an en suite.

Externally, the property has extensive level gardens which are laid mainly to lawn to the front, side and rear. The garden has many social areas to enjoy pleasant sunny summer days, which include a timber constructed open barbecue area and a large wooden lodge with bar, kitchen and cloakroom.

To the front of the property is a triple sized garage with power and light which has been partly converted into a home gym and an area approached via secure electronic gates which is laid to Tarmacadam and providing several off street parking spaces.

Additional benefits include; uPVC double glazed windows and LPG gas fired central heating.

Properties of this size and quality are rarely available, so an early internal viewing appointment is encouraged to fully appreciate what this well presented property has to offer.

### ENTRANCE

Via a part opaque, leaded and bevelled glazed door, leading into a vestibule.

### VESTABULE

dual aspect uPVC double glazed windows, high gloss floor tiles, door leading into an entrance hall.

### ENTRANCE HALL

Coved ceiling, under stairs storage cupboard, high gloss floor tiles, stairs leading to first floor accommodation and doors leading into ground floor rooms.

### CLOAKROOM

Opaque uPVC double glazed window to front, white suite comprising; W.C. with concealed cistern and wash hand basin with chrome mixer tap with cupboard below, heated towel rail, tiled walls, tiled floor.

### LOUNGE

25'7" x 11'9" narrowing to 8'9" (7.80m x 3.58m narrowing to 2.67m)  
Two uPVC double glazed windows to rear, coved ceiling, cast iron wood burner, TV aerial point, radiator, wood effect floor.

### LIVING AREA

28'4" narrowing to 12'9" x 22'3" narrowing to 9'7" (8.64m narrowing to 3.89m x 6.78m narrowing to 2.92)  
Dual aspect uPVC double glazed windows, ceiling with recessed LED spot lights, coved ceiling, stainless steel sink with chrome mixer tap and tiled splash backs inset into a black granite work surface, extensive range of cream coloured high gloss wall and base units with soft close doors and drawers incorporating an integral microwave, dishwasher, washing machine and tumble dryer, central island incorporating two integral stainless steel electric ovens with Neff four ring ceramic hob, space for an American style fridge freezer, cast iron wood burner, vertical radiator, wooden flooring, bi-folding doors leading into conservatory.

### CONSERVATORY

19'7" x 13'1" (5.97m x 3.99m)  
Dual aspect uPVC double glazed windows, glass roof, radiator, tiled floor with under floor heating, uPVC double glazed French doors leading into rear garden.

### MASTER BEDROOM

11'8" x 10'9" (3.56m x 3.28m)  
Dual aspect uPVC double glazed windows, coved ceiling, vertical, radiator, opaque glazed panelled double doors leading into dressing area.

### DRESSING AREA

10'7" x 6'8" measured to wardrobes (3.23m x 2.03m measured to wardrobes)  
Dual aspect uPVC double glazed windows, coved ceiling, two fitted triple sliding fronted wardrobes with hanging rail and shelving, fitted drawer unit, radiator, door leading into en suite.

### EN SUITE

7'7" x 5'7" (2.31m x 1.70m)  
Opaque uPVC double glazed window to front, ceiling with LED spot

lights, coved ceiling with censored lighting, modern white suite comprising; W.C. with concealed cistern, wash hand basin with chrome mixer tap with grey coloured high gloss cupboards below, shower cubicle with chrome shower system with monsoon shower head and hand held attachment, chrome heated towel rail, tiled walls, tiled floor.

## FIRST FLOOR ACCOMMODATION

### LANDING

uPVC double glazed window to rear, glass balustrade, doors leading into bedrooms and bathroom

### BEDROOM TWO

28'7" x 13'9" narrowing to 5'5" (8.71m x 4.19m narrowing to 1.65m)  
Dual aspect uPVC double glazed windows, fitted bedroom furniture comprising; triple fronted wardrobe with shelving and hanging rails and drawer units, two radiators, door leading into en suite.

### EN SUITE

5'4" x 5'0" (1.63m x 1.52m)

White suite comprising; W.C. with concealed cistern, wash hand basin with chrome mixer tap with white high gloss double fronted cupboard below, shower cubicle with monsoon shower head and hand held attachment, tiled walls, tiled floor, light activated extractor fan.

### BEDROOM THREE

13'1" x 9'9" (3.99m x 2.97m)

uPVC double glazed window to front, walk-in wardrobe, radiator.

### BEDROOM FOUR

13'8" narrowing to 11'4" x 7'8" (4.17m narrowing to 3.45m x 2.34m)

Dual aspect uPVC double glazed windows, radiator.

### BATHROOM

7'3" x 5'3" (2.21m x 1.60m)

Velux window, white suite comprising; W.C. with concealed cistern, wash hand basin with chrome mixer tap and grey coloured high gloss

cupboard below, panelled bath with a chrome over bath shower with monsoon shower head and hand held attachment, heated towel rail, tiled walls, tiled floor.

## OUTSIDE

### SIDE & REAR GARDENS

The extensive level gardens are mainly laid to lawn and paved patio areas and displaying established trees and shrubs, outside lighting, water taps, paved path leading to main entrance.

### LODGE

28'3" x 14'2" (8.61m x 4.32m)

Wooden framed lodge with dual aspect uPVC double glazed windows, fitted bar, kitchen and cloakroom, electric wall heater, uPVC double glazed French doors.

### BARBECUE LODGE

19'7" x 9'3" (5.97m x 2.82m)

Open timber framed construction with pull down cover for chilly evenings! electric wall heater, power and light.

### GARAGE

22'1" x 18'3" (6.73m x 5.56m)

Two metal up and over doors, power and light.

### GYM

15'8" x 9'7" (4.78m x 2.92m)

Power and light.

### OFF STREET PARKING

Double electric gates with intercom lead into a secure area which is laid to Tarmacadam providing several off street parking spaces.



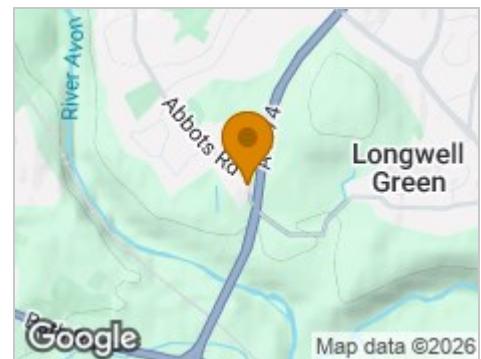
## Road Map



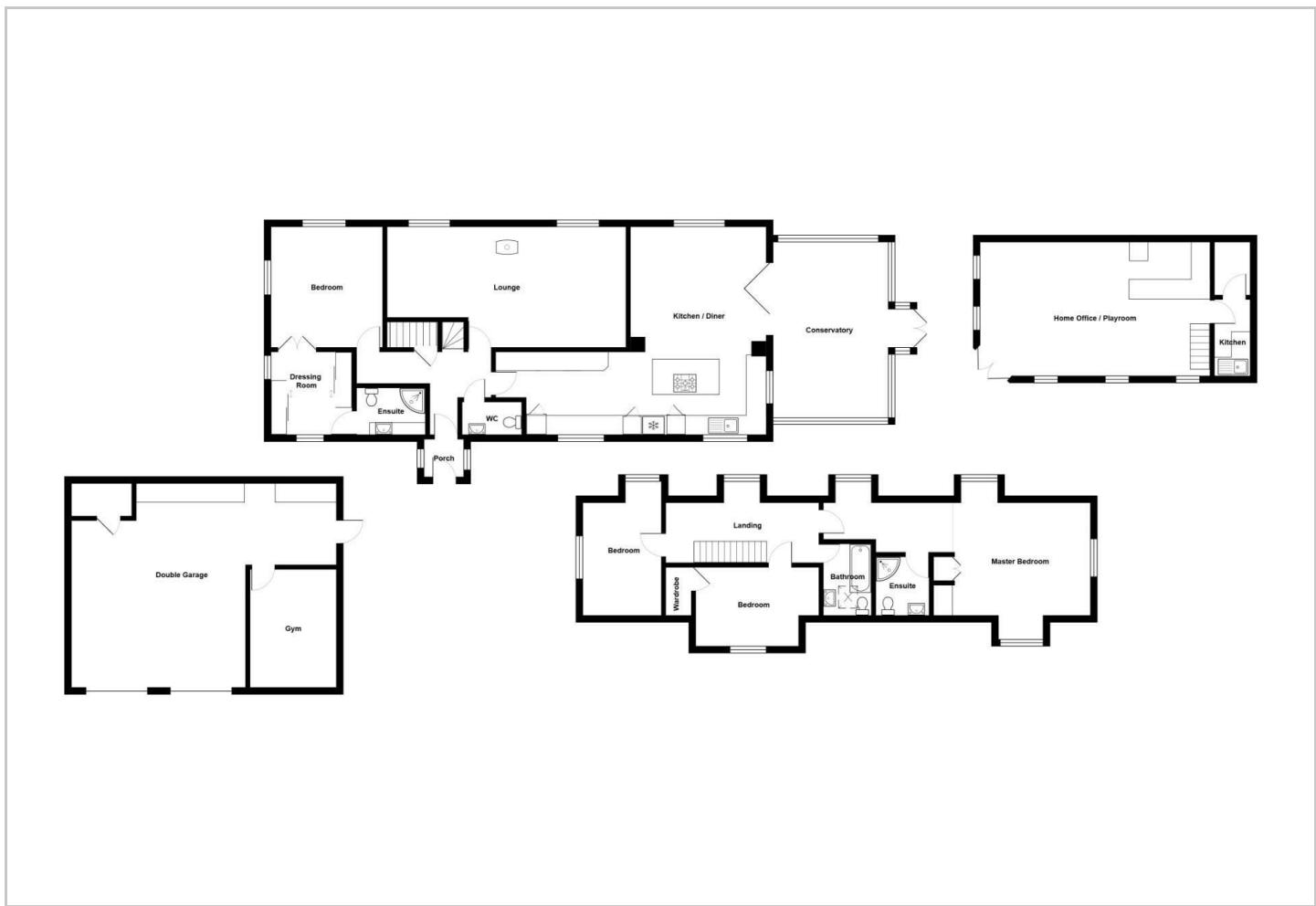
## Hybrid Map



## Terrain Map



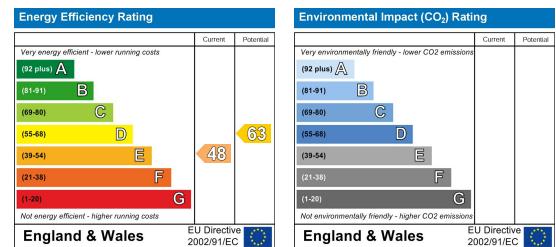
## Floor Plan



## 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.