

HUNTERS[®]

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Westerleigh Road

Pucklechurch, Bristol, BS16 9RB

£425,000



Council Tax: D



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DESCRIPTION

A charming and individual 3/4 bedroom semi-detached cottage, offering a wealth of character, surprisingly spacious accommodation and a fascinating history, situated in the heart of the popular village of Pucklechurch.

Formerly the village post office and originally comprising three separate cottages, the property has evolved over the years to create a unique and versatile family home. Parts of the building are believed to date back to the 1800s or earlier, with many attractive period features still evident throughout.

The accommodation begins with a welcoming entrance hallway leading into a generous lounge, featuring deep window sills, built-in shelving and substantial stone walls. Also on the ground floor is a stylish modern shower room with Velux window, together with a separate cloakroom/WC.

To the rear is a spacious kitchen/breakfast room providing plenty of room for dining or as a snug for informal seating, making this a fantastic everyday family space. From here there is access to a versatile additional reception room, currently providing dining space but equally suitable as a fourth bedroom. This attractive room features a fireplace with gas fire, deep sill windows and useful built-in storage.

A good-sized conservatory/sun room overlooks the enclosed rear garden and provides further living space.

Upstairs are three well-proportioned bedrooms, with the principal bedroom particularly impressive with its exposed stone feature wall. A contemporary family shower room completes the first-floor accommodation.

Outside, the property enjoys an enclosed and well-maintained rear garden with a garden shed and side access. Further benefits include a garage and off-street parking.

Pucklechurch is a popular village offering an excellent range of everyday amenities, including local shops, a primary school, park and village pubs, making this characterful home ideally

positioned for village life.

A truly distinctive period property combining history, character and flexible living space. An internal viewing is highly recommended.

ENTRANCE HALLWAY

Access via a hardwood stained glass door, double and single radiators, oak effect Karndean flooring, alarm control panel, Velux window to rear, built-in cupboard, fitted dresser style unit with shelving, doors leading through to: lounge, shower room and snug/breakfast room.

LOUNGE

17'10" x 10'5" (5.44m x 3.18m)

Two hardwood double glazed windows to front, electric flame effect fire, 2 double radiators, recess with built in shelving, door to cloakroom.

CLOAKROOM

Velux window, close coupled WC, vanity unit with wash hand basin, LED downlighters, extractor fan.

SHOWER ROOM

Velux window to rear, LED downlighters, vanity unit with wash hand basin inset, concealed WC, corner shower enclosure.

SUNG/BREAKFAST ROOM

11'1" x 8'3" (3.38m x 2.51m)

Velux window to side, dado rail, 2 double radiators, oak effect laminate flooring, feature beamed ceiling, built-in dresser style unit, double hardwood folding doors leading through to conservatory/sun room, door to dining room/bedroom, stairs rising to first floor, opening leading through to kitchen.

KITCHEN

7'9" x 12'0" (2.36m x 3.66m)

Harwood glazed window to rear, range of matt cream wall and base units, oak effect laminate work top incorporating 1 1/2 composite sink bowl unit, with mixer tap, tiled splash backs, space for cooker, space and plumbing for washing machine and dishwasher, space for fridge freezer, tiled floor, LED downlighters, stable style door leading out to rear garden.

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CONSERVATORY/SUN ROOM

11'9" x 9'6" (3.58m x 2.90m)

Feature porthole style window to side, pitched tiled roof, dual aspect Velux windows, hardwood double glazed windows to rear and side, LED downlighters, double radiator, TV point, hardwood French doors leading out to rear garden.

DINING ROOM/BEDROOM

9'11" x 18'1" (3.02m x 5.51m)

Hardwood glazed window to front, feature beam to ceiling, feature fireplace with gas coal flame effect fire inset, oak effect laminate flooring, 3 wall lights.

FIRST FLOOR ACCOMMODATION:

LANDING

Dressing area providing built-in cupboards and hanging rail, loft hatch, doors leading to bedrooms and shower room.

BEDROOM ONE

11'1" x 10'10" (3.38m x 3.30m)

Hardwood glazed window to front, loft hatch, exposed feature stone wall, radiator.

BEDROOM TWO

10'8" x 8'8" (3.25m x 2.64m)

Hardwood glazed window to front, double radiator.

BEDROOM THREE

9'11" x 9'9" (3.02m x 2.97m)

Hardwood glazed window to front, radiator.

SHOWER ROOM

Hardwood glazed window to side, suite comprising: close coupled WC, pedestal wash hand basin, shower enclosure housing Mira electric shower system, part tiled walls, radiator, loft hatch, built-in cupboard housing Worcester combination boiler. LED downlighters.

OUTSIDE:

GARDEN

Low maintenance split level garden laid to brick and flagstone patios, area laid to stone chippings, timber framed shed, water tap, outside light, side gated access, enclosed by boundary stone wall and fencing.

GARAGE

Located to rear of property, single detached, double door access.

PARKING

Off street parking space to front of garage.



Road Map



Hybrid Map



Terrain Map



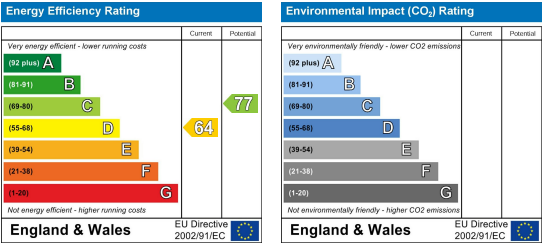
Floor Plan



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.