

HUNTERS®

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Howard Road

Staple Hill, Bristol, BS16 4NR

£500,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this impressive and substantially improved detached family home, occupying a pleasant position within a quiet cul-de-sac in Staple Hill. Having been thoughtfully extended and enhanced by the current owners, including a loft conversion, this superb property offers spacious, versatile and beautifully presented accommodation arranged over two floors.

The property enjoys a highly convenient location, within easy reach of Staple Hill High Street and its excellent range of shops, cafés and everyday amenities. There are several well-regarded local schools nearby, together with parks, regular bus services and excellent transport links providing access to Bristol city centre and the surrounding areas and access onto the Bristol-Bath Cyle Pathway being in close proximity

Upon entering the property, a welcoming entrance hallway provides access to three generously proportioned ground-floor bedrooms.

The heart of this wonderful home is undoubtedly the impressive open-plan living space, which seamlessly combines a comfortable lounge, dining area and stylish kitchen/breakfast room, creating a fantastic setting for modern family living and entertaining.

The lounge features an attractive wood-burning stove, whilst the dining area flows effortlessly into the contemporary kitchen, which benefits from a stylish range of fitted units, a matching breakfast bar, solid oak work surfaces and integrated oven and hob. A striking lantern skylight allows natural light to flood the kitchen, whilst doors provide access to the outside.

Completing the ground-floor accommodation is a spacious family bathroom, beautifully appointed with a luxurious suite incorporating a bathtub and contemporary jet-system shower.

To the first floor, the impressive loft conversion provides a further generous double bedroom, an additional room ideal as a fifth bedroom or home office, and a modern shower room, offering excellent flexibility for growing families or those working from home.

Externally, the property is complemented by attractive wraparound gardens extending to the side and rear. The side garden is predominantly laid to a well-maintained lawn, whilst the rear features a decked seating area offering a private space for outdoor dining and relaxation.

To the front, a further generous garden and brick-paved driveway provide additional outdoor space and off-street parking.

A truly impressive and versatile detached home offering generous accommodation, stylish modern living and an excellent cul-de-sac position. An internal viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

ENTRANCE HALLWAY

Access via a composite opaque double glazed front door leading through to hallway, tiled flooring to vestibule area, coved ceiling, built in storage cupboard, opening to living room, door leading to ground floor bedrooms, opening leading through to living room.

BEDROOM ONE

11'0" (into bay) x 10'4" (3.35m (into bay) x 3.15m)

UPVC double glazed bay window to front, UPVC double glazed window to side, coved ceiling, ceiling rose, radiator, oak effect laminate flooring.

BEDROOM TWO

10'11" x 11'3" (3.33m x 3.43m)

UPVC double glazed window to front, coved ceiling, ceiling rose, radiator, wood effect laminate flooring.

BEDROOM THREE

11'0" x 10'5" (3.35m x 3.18m)

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

LOUNGE/DINING ROOM

26'0" (max) x 14'10" (max) (7.92m (max) x 4.52m (max))

Open plan living space, opening through to kitchen.

LOUNGE AREA

14'10" x 14'7" (4.52m x 4.45m)

Two UPVC double glazed windows to side, engineered oak flooring, 2 radiators, coved ceiling, ceiling rose, feature fireplace with tiled hearth and housing a wood burner, turning staircase rising to first floor, openings leading through to kitchen and dining room.

DINING AREA

11'8" x 8'0" (3.56m x 2.44m)

UPVC double glazed window to side, coved ceiling, ceiling rose, engineered oak flooring, opening leading through to kitchen.

KITCHEN/BREAKFAST ROOM

17'6" x 10'10" (5.33m x 3.30m)

Lantern skylight window, UPVC double glazed patio door leading out to garden, LED downlighters, tiled flooring, range of grey fitted wall and

base units, solid oak work tops with matching upstands, matching Island incorporating breakfast bar, 2 wine racks, built in Zanussi stainless steel electric double oven and Gorenje induction hob, stainless steel extractor fan hood, glass cooker splash back, 1 1/2 composite sink bowl unit with mixer tap, space and plumbing for washing machine and dishwasher, space for American style fridge freezer, wall cupboard housing Ideal combi boiler, door to bathroom.

BATHROOM

11'1" x 8'1" (3.38m x 2.46m)

Opaque UPVC double glazed window to side, designer suite comprising: panelled bath with tap/shower mixer attachment over, vanity unit with wash hand basin inset, wall hung WC, hydro shower enclosure with jet system. tiled floor and walls, double panelled vertical radiator, LED downlighters, extractor fan.

FIRST FLOOR ACCOMMODATION:

LANDING

Feature beamed ceiling, doors leading to shower room and bedrooms 4 and 5.

BEDROOM FOUR

17'6" x 11'6" (5.33m x 3.51m)

Dual aspect Velux windows to rear and side, wood effect laminate flooring, feature beamed ceiling, radiator, TV point, cupboard access to eave storage.

STUDY

6'8" x 11'7" (2.03m x 3.53m)

Velux window to side, wood effect laminate flooring, radiator, cupboard access to eave storage.

SHOWER ROOM

Velux window to side, vanity unit with wash hand basin, concealed WC, shower enclosure with glass folding door, mains controlled shower system, tiled floor, radiator, extractor fan.

OUTSIDE:

REAR/SIDE GARDEN

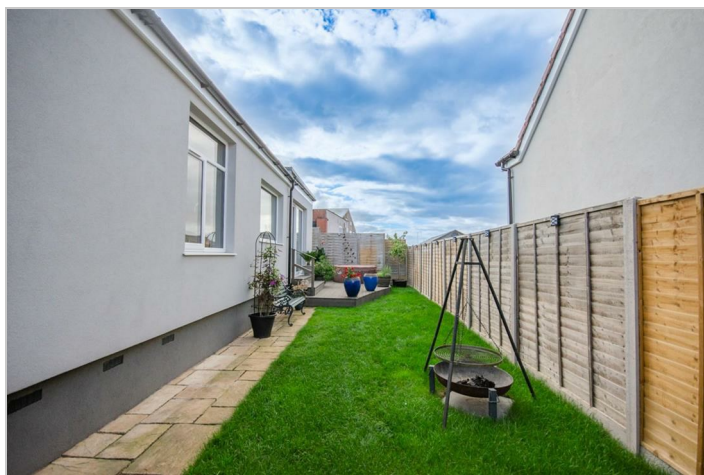
Wrap around garden consisting of a well tended lawn to side, patio slabbed pathway, timber and block framed sheds, side gated access to front, raised decking providing ample seating space, water tap, enclosed by boundary fencing.

FRONT GARDEN

Landscaped garden, gravel border, slabbed pathway to entrance, enclosed by boundary wall and hedgerow.

DRIVEWAY

Brick paved driveway providing off street parking space.



Road Map



Hybrid Map



Terrain Map



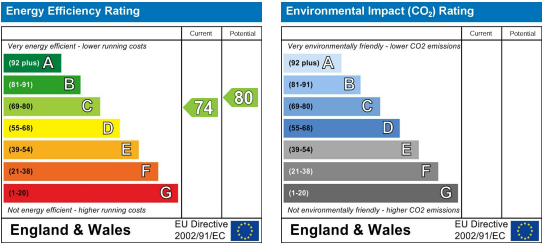
Floor Plan



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.