

# HUNTERS®

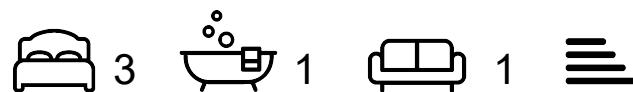
HERE TO GET *you* THERE



Park Road

Staple Hill, BS16 5LQ

£425,000



Council Tax: C



# 101 Park Road

Staple Hill, BS16 5LQ

£425,000



## DESCRIPTION

This beautifully extended three-bedroom end-of-terrace home is ideally located on the ever-popular Park Road, positioned on the sought-after Downend/Staple Hill borders. The property enjoys a convenient setting within a short walk of both high streets and local shops, falls within a good school catchment area, and is close to the open green space of Page Park. Excellent transport links are nearby, including easy access to the ring road, city centre routes, and the Bristol–Bath cycle path.

The property offers spacious and immaculately presented accommodation throughout. The ground floor features a superb open-plan kitchen/diner, fitted with a solid oak breakfast bar, built-in oven and hob, integrated tall fridge and freezer, and a built-in microwave. A useful utility cupboard provides additional storage. The kitchen flows seamlessly into the dining area, which in turn opens into a bright and comfortable lounge with bi-folding doors opening onto the rear garden, creating an ideal space for entertaining. Completing the ground floor is a stylish modern shower room.

Upstairs, there are three double bedrooms along with a well-appointed family bathroom.

Externally, the property boasts a large rear lawned garden, featuring two patio areas perfect for outdoor dining and a dedicated children's play area, making it an excellent choice for families and a driveway to front which provides off street parking for 2 cars.

An exceptional home in a prime location, offering space, style, and convenience.

## ENTRANCE

Access via a composites stained glass front door leading through to kitchen/diner.

## KITCHEN/DINER

21'6" (max) x 12'2" (6.55m (max) x 3.71m)  
UPVC double glazed window to front, Karndean oak effect flooring, vertical radiator, range of light grey wall and base units, quartz effect laminate work top, 1 1/2 ceramic sink bowl unit with mixer tap, tiled splash backs, solid oak breakfast bar, built in electric oven and ceramic hob, stainless steel extractor fan hood, integrated tall fridge and freezer, built in microwave, utility cupboard providing space for washing machine and tumble dryer, under unit lighting, opening leading through to dining room.

## DINING ROOM

21'6" (max) x 12'6" (6.55m (max) x 3.81m)  
Karndean oak effect flooring, dado rail, open feature fireplace, double and single radiators, stairs rising to first floor, opening leading through to lounge, door leading to lobby.

## LOUNGE

13'1" x 8'7" (3.99m x 2.62m)  
Two Velux windows, radiator, bi-folding doors leading out to rear garden, Karndean oak effect flooring.

## LOBBY

Karndean oak effect flooring, loft hatch, LED downlighters, door to shower room.

## SHOWER ROOM

Opaque UPVC double glazed window to rear, shower enclosure housing electric shower system, glass screen, close coupled W.C, vanity unit with wash hand basin inset, part tiled walls, tiled floor, heated towel radiator, extractor fan, LED downlighters.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Loft hatch with pull down ladder (mainly boarded with light), doors to bedrooms and bathroom.

## BEDROOM ONE

14'8" x 9'6" (4.47m x 2.90m)

UPVC double glazed window to front, radiator, fitted floor to ceiling double wardrobe.

## BEDROOM TWO

11'3" x 9'2" (3.43m x 2.79m)

UPVC double glazed window to rear, radiator.

## BEDROOM THREE

12'0" x 8'0" (3.66m x 2.44m)

UPVC double glazed window to rear, radiator.

## BATHROOM

Opaque UPVC double glazed window to front, panelled bath with mains controlled shower system over, glass shower screen, pedestal wash hand basin, close coupled W.C, tiled floor, radiator, tiled floor and walls, chrome heated towel radiator.

## OUTSIDE:

## REAR GARDEN

Patio laid to stone slabs and stone chippings, leading to a good sized well tended lawn, additional patio to back of garden, plant/shrub borders, childrens play area, 2 outside lights, water tap, double power socket, side gated access, enclosed by boundary wall and fencing.

## FRONT OF PROPERTY

Driveway laid to stone chippings providing off street parking space.



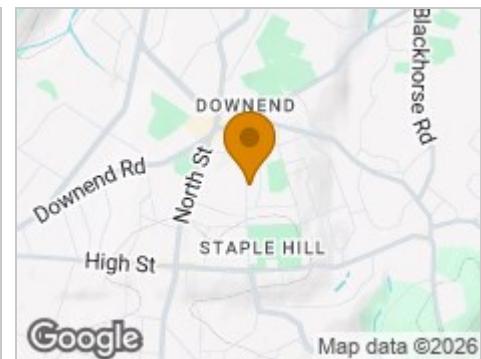
## Road Map



## 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.