

# HUNTERS®

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## Park Road

Staple Hill, BS16 5LD

£775,000



Council Tax: E



# 8 Park Road

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£775,000



## DESCRIPTION

This outstanding and substantially improved 1930s semi-detached family residence, beautifully positioned overlooking the ever-popular Page Park. The current owners have thoughtfully extended the property to both the side and rear, creating an impressive amount of versatile living space finished to an incredibly high standard throughout.

The ground floor is perfectly designed for modern family life and entertaining, centred around a stunning open-plan kitchen/family room fitted with stylish contemporary units, quartz worktops and a matching large island with breakfast bar. Integrated appliances complete the space, while bi-folding doors open directly onto the patio, seamlessly connecting indoor and outdoor living. The kitchen flows into a dedicated dining room, ideal for formal occasions. Further ground-floor accommodation includes a cloakroom and an impressive living room featuring a designer built-in fire, media wall and integrated ceiling speakers providing surround sound. A further rear extension creates an additional family room, currently arranged as a games room, again benefiting from bi-folding doors opening to the garden.

To the first floor are four generously proportioned bedrooms. The principal bedroom enjoys the luxury of an en-suite shower room and dressing room. A beautifully appointed family bathroom serves the remaining bedrooms and features a walk-in shower.

Externally, the property benefits from electric gated access leading to a driveway providing ample, secure off-street parking. A beautifully landscaped, designer rear garden arranged for low-maintenance outdoor living. The garden features a raised porcelain-tiled patio with a bespoke fitted outdoor kitchen complete with granite worktop, ideal for entertaining. An artificial lawn provides year-round greenery, while a second patio area to the rear is covered by an impressive large pergola, creating a versatile outdoor seating or dining space. Further benefits include a substantial timber shed with power and lighting, and convenient rear access.

A truly exceptional family home in a sought-after location, combining period character with high-quality modern living, which must be viewed to fully appreciate all it has to offer.

## ENTRANCE

Via a composite opaque double glazed door to open plan entrance hall,

## KITCHEN/DINING/FAMILY ROOM

23'3" x 21'7" (7.09m x 6.58m)

UPVC double glazed window to side, aluminium Anthracite bi-folding doors leading out to patio/rear garden, ceramic tiled floor with under floor heating, LED downlighters, alarm control panel, Extensive range of fitted Grey and Dove Grey wall and base units, Quartz work top with matching Island with breakfast bar, incorporating a ceramic sink bowl unit with mixer tap built in Neff double electric oven and induction hob, integrated tall fridge and freezer, integrated under counter fridge and freezer, integrated dishwasher, doors leading to inner hall and living room, opening through to dining room.

## INNER HALLWAY

UPVC double glazed window to side, ceramic tiled floor, under floor heating, under stair cupboard housing electric meter, stairs rising to first floor.

## DINING ROOM

19'11" x 12'2" (6.07m x 3.71m)

UPVC double glazed bay window to front, coved/cornice ceiling, ceramic tiled floor with under floor heating, bespoke fitted wine rack, recess space for wall mounted TV, feature wood panelled wall.

## LIVING ROOM

19'11" x 12'2" (6.07m x 3.71m)

UPVC double glazed windows to front and side, LED downlighters, built in media wall with recess space for TV, built in ceiling speakers for surround sound, built-in electric flame effect fire into wall, double vertical radiator, door to outer hallway.

## OUTER HALLWAY

Ceramic tiled floor, loft hatch, LED downlighters, built in utility cupboard providing space for washing machine and tumble dryer with shelving, door to cloakroom, opening leading through to family/games room.

## FAMILY ROOM

19'4" x 9'10" (5.89m x 3.00m)

Currently used as a games room, aluminium bi-folding doors leading out to garden, ceramic tiled floor, under floor heating, LED downlighters, 3 Velux windows to side.

## FIRST FLOOR ACCOMMODATION:

## LANDING

UPVC double glazed window to front, metal balustrade, LED downlighters, loft hatch with pull down ladder (loft mainly boarded with light), double vertical radiator, doors leading to bedrooms and bathroom.

Tel: 0117 956 1234



### BEDROOM ONE

12'3" x 9'7" (3.73m x 2.92m)

UPVC double glazed window to front, loft hatch, period style radiator, opening leading through to dressing room.

### DRESSING ROOM

12'4" x 5'11" (3.76m x 1.80m)

An elegant dressing room with bespoke fitted hanging rails and shelving, providing excellent storage and organisation, LED downlighters, built in cupboard housing Ideal combination boiler, door leading to en-suite.

### EN-SUITE

Opaque UPVC double glazed window to rear, shower enclosure housing a mains controlled shower system, glass door/screen, close coupled W.C, wall hung wash hand basin, period style radiator, tiled effect flooring, part tiled walls, extractor fan

### BEDROOM TWO

13'8" (max) x 10'9" (4.17m (max) x 3.28m)

UPVC double glazed window to rear LED downlighters, period style radiator, LVT wood effect flooring, fitted floor to ceiling wardrobes with matching cupboards.

### BEDROOM THREE

10'9" x 10'7" (3.28m x 3.23m)

UPVC double glazed window to front, period style radiator, built in wardrobe.

### BEDROOM FOUR

9'9" x 9'2" (2.97m x 2.79m)

UPVC double glazed window to rear, period style radiator.

### BATHROOM

Opaque UPVC double glazed window to rear, contemporary white suite, comprising: roll top bath with tap/shower mixer, wall hung vanity unit with wash hand basin inset, large walk in shower enclosure housing a mains controlled Mira thermostatic controlled shower system with drench head, chrome heated towel radiator, tiled ceramic walls and floor, LED downlighters.

### OUTSIDE:

#### REAR GARDEN

An exceptional landscaped modern designed garden, raised Porcelain patio, outdoor kitchen with granite work top, good sized artificial lawn, additional patio/seating area to back of garden with pergola, water tap, large wood shed with power and light, various outdoor lighting, rear gated access, enclosed by boundary fencing.

#### FRONT OF PROPERTY

Electric gated access to driveway providing off street parking for several cars, enclosed by boundary wall and fence.



Road Map



Hybrid Map



Terrain Map



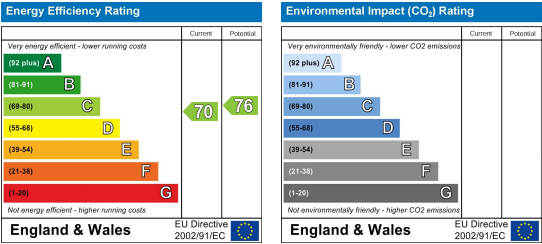
Floor Plan



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.