

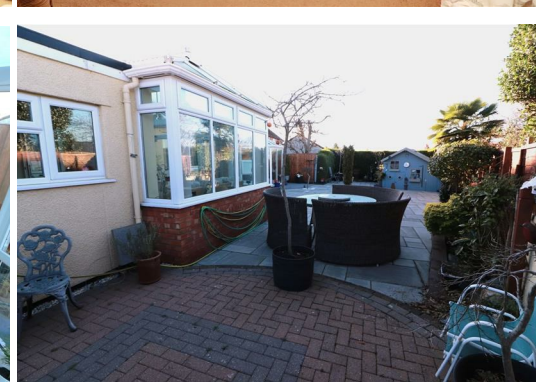


32 Henfield Road, Coalpit Heath, Bristol

- Extended Detached Bungalow
 - Chalet Style
 - Two Conservatories
- Gardens to Front & Rear
 - Viewing Advised
- 4/5 Bedrooms
- Two En-Suites & Family Bathroom
- Double Garage & Parking
- Village Location

£625,000

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Located on Henfield Road in the charming village of Coalpit Heath, Bristol, this stunning detached house is a true gem waiting to be discovered. Boasting 3 reception rooms and 5 bedrooms spread across 1,463 sq ft, this property offers ample space for comfortable living. As you step inside, you are greeted by an inviting entrance porch leading to a spacious hallway. The ground floor features a versatile layout including a study/5th bedroom, a cozy lounge/diner, a modern kitchen/breakfast room, and not just one but two delightful conservatories. Additionally, there are two well-appointed bedrooms on this level, with the master bedroom benefiting from an en-suite shower room, perfect for added convenience. Completing the ground floor is a family bathroom, ensuring practicality for all residents. Venturing upstairs, you will find two more generously sized bedrooms, one of which boasts its own en-suite bathroom, providing a touch of luxury to the living space. The property also offers the comfort of gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round. Externally, this residence does not disappoint, with beautifully maintained gardens at the front and rear, offering a tranquil outdoor space to relax and unwind. **Parking will never be an issue with a double garage and space for several vehicles, making hosting gatherings a breeze.**

Entrance Porch

Double glazed door and full length double glazed side panel, double glazed window to the side, tiled floor, multi paned door into

Bedroom Two

13'7" x 12'
Double glazed window to the side, double glazed window to the rear, TV point, radiator, built in wardrobes, dressing table with matching drawers and bedside cabinets.

Situated in a sought-after village location, residents will enjoy easy access to local shops, a friendly pub, and reputable schools, making it an ideal setting for families. Whether you are looking for a peaceful retreat or a spacious family home, this property ticks all the boxes.

Entrance Hallway

Stairs to first floor, radiator, wood effect flooring, doors into

1st Floor Landing

Storage cupboard with shelving, doors into

In conclusion, this extended detached Chalet style bungalow offers a blend of comfort, style, and practicality, making it a must-see for those seeking a special place to call home. Don't miss out on the opportunity to make this property yours - book a viewing today and let the charm of this home captivate you.

Lounge/Dining Room

26'2" x 12'10"

Bedroom Three

16'9" x 10'6"

Two double glazed velux window, beams, radiator, TV point, built in wardrobes, door into

Tow double glazed windows to the front, double glazed window to the side, two radiators, TV point, feature fireplace.

Kitchen/Breakfast Room

19'7" x 9'3" - 10'5"

Double glazed window to the rear, double glazed door to the side, range of wall, drawer and base units with work surface over, stainless steel 1.5 sink unit, part tiled walls, built in double oven with 5 ring gas hob and extractor hood over, integrated fridge/freezer, washing machine and dishwasher, built in wine racks, space for table and chairs, down lighters, ceiling spotlights, TV point, two radiators, tiled floor, double glazed patio door into

En-Suite Bathroom

9'2" x 8'2"

Double glazed window, white suite comprising panelled bath with shower extension to mixer tap, WC, vanity wash hand basin, part tiled walls, radiator, cupboard housing Worcester gas boiler.

Conservatory

12'8" x 8'9"

Double glazed construction on a dwarf wall, with glass roof, tiled floor, TV point, radiator, double glazed French doors to the rear.

Bedroom Four

13'2" x 9'2"

Double glazed velux window , TV point, radiator, built in wardrobes, eaves storage, beams.

Bathroom

8' x 6'3"

Double glazed window to the side, white suite comprising P-shaped panelled bath with shower extension to mixer tap, WC, pedestal wash hand basin, radiator, ceiling spotlights.

Outside

The enclosed walled front garden has gated access with brick paved pathway leading to the front door, with stones driveway providing additional parking as well as gated brick paved double gated parking leading to the garage.

Study/Bedroom Five

8'5" x 8'3"

Double glazed window to the side, radiator, TV point.

Conservatory

16'7" x 12'9"

Double glazed construction with glass roof.

Bedroom One

13'5" x 10'6"

Double glazed window to the rear, radiator, TV point, door into

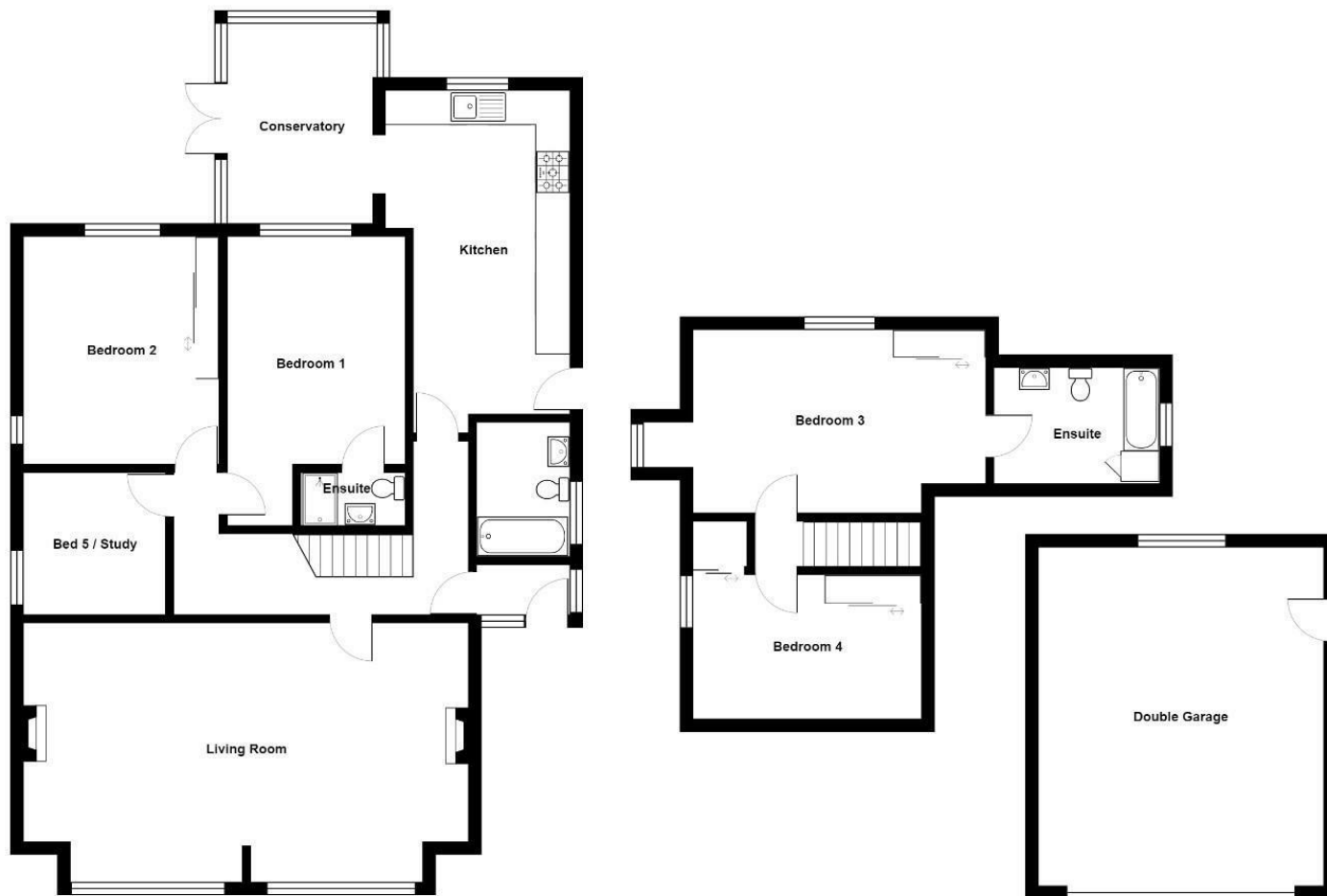
Double Garage

19'4" x 16'1"

Detached double garage with electric up and over door, light and power, glazed window to the rear, courtesy door to the garden.

En-Suite

White suite comprising tiled shower cubicle, pedestal wash hand basin, WC, part tiled walls, extractor fan, radiator.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	75
England & Wales		EU Directive 2002/91/EC

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.

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Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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