



187a Roundways, Coalpit Heath, Bristol

- Detached Family Home
- Lounge with Woodburner
 - Utility and Cloakroom
- Bathroom with Separate Shower
 - Garage & Parking
- Overlooks Fields
 - Kitchen/Diner
- 4 Double Bedrooms (master Ensuite)
- Gardens to Front & Rear
 - Village Location

£500,000

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HERE TO GET *you* THERE

Nestled in the charming village of Coalpit Heath, Bristol, this delightful detached family home offers a perfect blend of comfort and modern living. With four spacious double bedrooms, including a master suite with an ensuite bathroom, this property is ideal for families seeking both space and convenience.



Upon entering, you are welcomed by a bright entrance hall that leads to a cloakroom. The generous lounge provides a warm and inviting space for relaxation, while the kitchen/diner is perfect for family meals and entertaining guests. The adjoining conservatory offers a lovely view of the garden, creating a serene atmosphere to enjoy throughout the seasons.



The family bathroom is thoughtfully designed, featuring a separate shower for added convenience. The property benefits from double glazing and gas central heating, ensuring a warm and energy-efficient home.



Outside, you will find well-maintained gardens to both the front and rear, providing ample space for outdoor activities and relaxation. The garage and additional parking further enhance the practicality of this wonderful home.



Overlooking picturesque fields, this property is situated in a sought-after village location, making it an ideal retreat while still being within easy reach of local amenities and transport links. This is a rare opportunity to acquire a beautiful family home in a tranquil setting.

Entrance Hallway

Multipaned door with paned side panel, stairs to 1st floor, wood effect flooring, radiator, doors into

Cloakroom

WC, wash hand basin with tiled splash back, extractor, ceiling spotlights, wood effect flooring.

Lounge

19'7" x 9'9"

Double glazed window to the front with countryside views and double glazed window to the side, wood burner with wooden mantle over, TV point, wall lights, wood flooring, two radiators.

Kitchen/Diner

19'7" x 10'10"

Double glazed window, range off wall, drawer and base units with wooden work surface over, 1.5 sink with mixer tap over, built in electric oven, gas hob with stainless steel splash back and cooker hood over, integrated dishwasher, vertical radiator, space for table and chairs, under stairs storage cupboard, radiator, tiled flooring, double glazed patio door with step down to the conservatory, further opening into

Utility

8'6" x 4'10"

Wall and base unit with work surface over, spaces for washing machine and fridge/freezer, tiled flooring.

Conservatory

17'10" x 10'1"

Double glazed window and double glazed French doors opening to the rear garden with poly carbonate roof, wood effect flooring, radiator, courtesy door and window into the garage.

First Floor Landing

Glazed stained glass feature window, access to loft space, airing cupboard with shelving, doors into

Bedroom One

11'4" x 9'8"

Double glazed window to the front with countryside views, radiator, door into

En-suite

Tiled shower cubicle, WC, wash hand basin, tiled flooring, extractor, ceiling spotlights.

Bedroom Two

11'4" x 9'6" max

Double glazed window to the front, with countryside views, radiator, alcove with shelving.

Bedroom Three

10'11" x 9'5"

Double glazed window to the rear, radiator.

Bedroom Four

9'7" x 7'9"

Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the side, white suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, tiled shower cubicle with rain shower over, heated towel rail, ceiling spotlights, extractor fan, tiled flooring.

Outside

The walled front garden with small tree screening a lawn area with plants, and paved area, tarmac driveway leading to attached single garage.

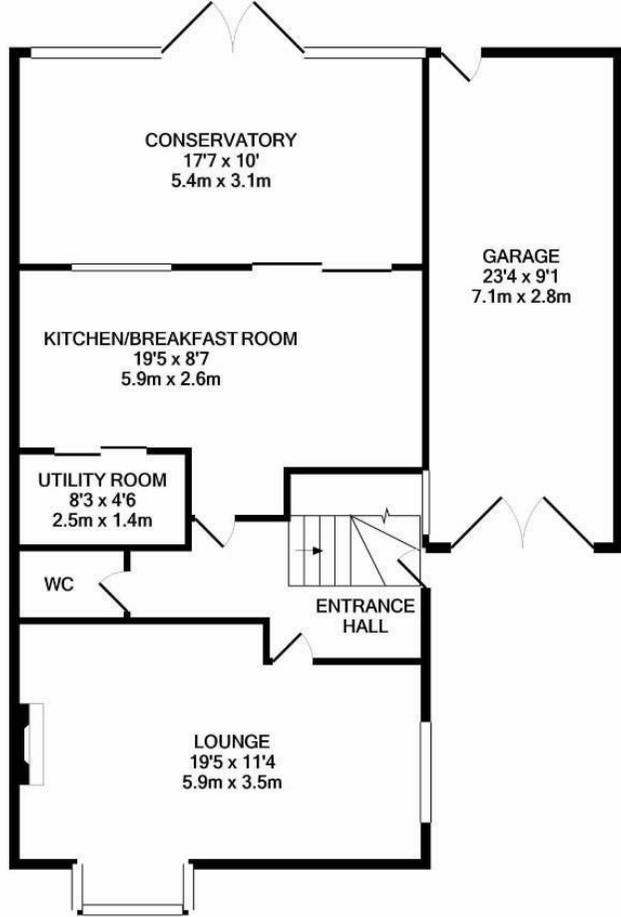
The enclosed larger than average rear garden is laid to lawn with patio area, garden pond, outside tap, stone edgings with mature hedge and panel borders, courtesy door into the garage.

Garage

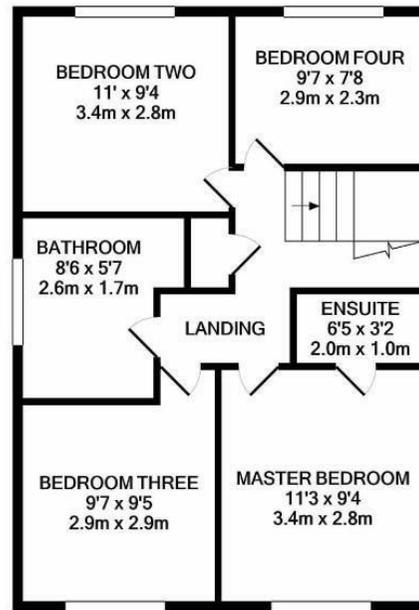
23'5" x 8'9" max

Wooden doors to the front, light and power, rafter storage, glazed window and door into the conservatory and further double glazed door into the rear garden.

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



GROUND FLOOR
APPROX. FLOOR
AREA 958 SQ.FT.
(89.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 539 SQ.FT.
(50.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1497 SQ.FT. (139.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.



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		81
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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