

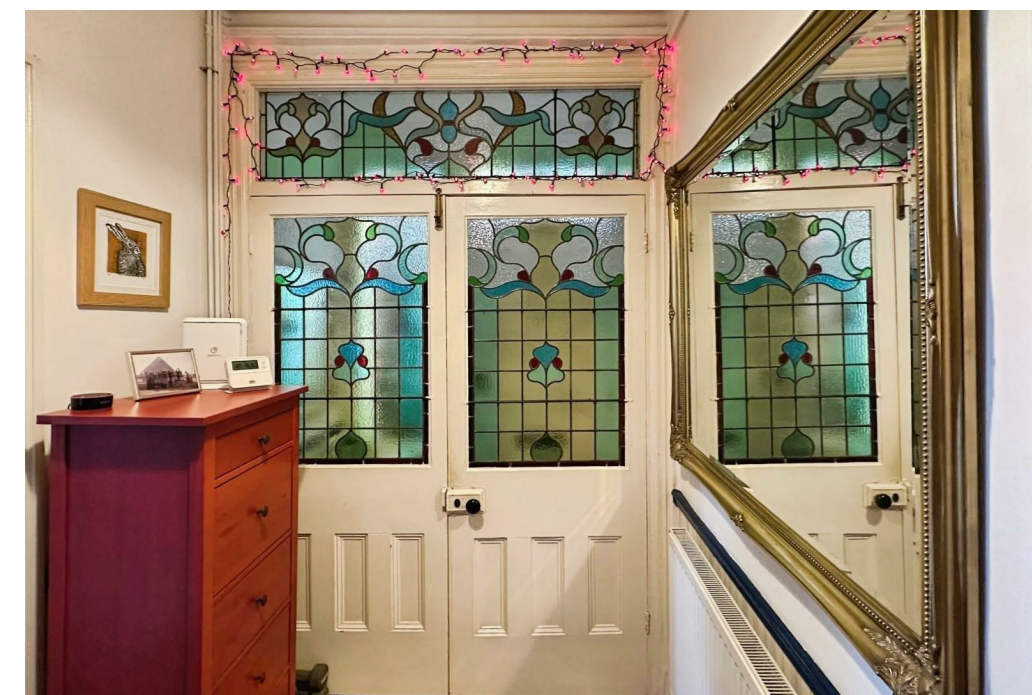


# Thingwall Park, Bristol, BS16 2AL

£750,000



Hunters are delighted to offer for sale this impressive 4 double bedroom period end terrace property located on the extremely sought after Thingwall Park, having lovely far reaching rear views. This superb, highly attractive and very spacious home would suit a wide range of buyers looking to stamp there mark within a fabulous location, being within close distance to Fishponds high street, offering an array of shops, cafe's, and bus routes with regular buses taking you into Bristol centre. You are also within walking distance to local parks and scenic walks. Internally this stunning property offers character and style with many period features being very well maintained by the present occupiers. The accommodation briefly comprises to the ground floor, a generous lounge/diner, a separate study room, a modern contemporary fitted shower room, a fantastic open plan re-fitted bespoke kitchen/dining room and a rear extension/utility room with under floor heating. To the first floor there are 4 double bedrooms and a family fitted modern bathroom. Further benefits include many sash dg windows, a front garden with side pedestrian access, a large rear garden and single detached garage located to the rear, accessed via a vehicular rear lane. Property's of this quality in this location are rare so we would advise an early viewng to avoid disappointment.



## ENTRANCE

Period paneled door with attractive leaded stained glass feature windows to side and above into...

## INNER PORCH

Period panel double doors having attractive leaded stained glass feature windows to the side.

## HALLWAY

Fitted radiator, wood grain effect laminate floor, decorative paneled staircase to first floor, under stairs built in cupboard.

## LOUNGE 15'10" x 12'4"

Into bay and recess with UPVC double glazed sash bay window to front with leaded stained glass feature above, radiator, coal effect fitted gas fire, picture railing and cornice.

## STUDY 13'11" x 7'3"

UPVC double glazed sash window to front, radiator, period cornice, period feature fireplace.

## SHOWER ROOM

Contemporary luxury appointed suite with cubicle having overhead electric shower, low level WC, sink with storage unit below and chrome effect mixer tap, mainly tiled throughout.

## OPEN PLAN KITCHEN/DINING ROOM 20'2" x 14'6"

### KITCHEN AREA

A stunning bespoke fitted kitchen with a good range of gloss white fitted base and wall units with ornate copper handles, composite work surfaces with matching splash back incorporating a double induction hob with integral built in carbon filter extractor, plumbing for dishwasher, integral fitted fridge freezer, Integral sink with copper mixer tap over, separate Neff oven and grill with AEG built in microwave oven, upright fitted radiator.

### DINING ROOM AREA

Space and area for table and chairs, radiator, UPVC double glazed bay window to rear having lovely outlook onto rear garden, wood grain effect fitted laminate flooring, picture railing, ceiling cornice.

### REAR EXTENSION/UTILITY

UPVC double glazed window to side and rear with views onto the rear garden, Double glazed door to rear, wood grain laminate flooring with underfloor heating, radiator, base and wall units with roll top working surfaces incorporating a single bowl sink. tiled splash back , space for washing machine, skylight.

## FIRST FLOOR LANDING

Radiator, access to loft space via pull down ladder.

## BEDROOM 1 15'10" x 12'7"

Into bay and recess with UPVC double glazed bay window to front, radiator, picture railing.

## BEDROOM 2 14'4" x 10'5"

UPVC double glazed bay window to rear having stunning far reaching views, radiator.

## BEDROOM 3 12'1" x 9'6"

UPVC double glazed window to rear having stunning far reaching views, radiator.

## BEDROOM 4 13'11" x 7'8"

UPVC double glazed sash window to front, radiator, period feature fireplace with decorative tiling.

## BATHROOM

Two opaque double glazed windows to side, modern fitted suite with paneled bath having overhead shower, low level WC, sink into gloss fitted storage unit, wall mounted heated towel rail.

## EXTERIOR TO THE REAR

Large enclosed garden with paved patio adjoining the property with side access leading to front. The garden is mainly laid to lawn with various attractive and mature planting with trees.

## DETACHED GARAGE

Located to the rear of the garden that is accessed onto a vehicular rear lane.

## EXTERIOR TO THE FRONT

Modest area which is mainly laid to lawn with natural stone boundary wall with side pedestrian access pathway via gate leading to rear.

## AML (Anti money laundering)

"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"



Tenure: Freehold  
Council Tax Band: C

- Impressive and highly attractive 4 double bedroom period end terrace property
- Very sought after Thingwall Park
- Superb far reaching rear views!
- Generous lounge with Upvc dg sash windows
- Stunning open plan bespoke fitted kitchen diner
- Downstairs contemporary fitted shower room
- Large rear garden and single garage
- First floor modern fitted bathroom
- Separate study room
- Plenty of character with period features

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.

**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.