



Fitzroy Road,  
Bristol,  
BS16 3LZ

Offers In The Region Of  
£530,000



Nestled on the charming Fitzroy Road in Bristol, this unique and highly desirable family home offers an exceptional blend of modern living and 1930s character. With four generous bedrooms, including a contemporary en-suite, this property is perfect for families seeking both space and comfort. The impressive loft conversion provides far-reaching views, allowing you to enjoy the beauty of the surrounding area from the comfort of your own home.

The house boasts two spacious reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen, complete with an adjoining utility room, ensures that daily tasks are a breeze. Unique design features throughout the home add to its charm, creating a lovely atmosphere that is both inviting and distinctive.

Outside, the amazing garden is a true highlight, featuring a fruit and vegetable plot alongside an extensive terrace, perfect for alfresco dining or simply soaking up the sun. The property also includes a garage and parking for up to three vehicles, providing ample space for family and visitors alike.

Situated in a sought-after position within close proximity to local shops and schools, this home is not only a fantastic living space but also a sound investment, making this an excellent opportunity for prospective buyers. With its rare features and spacious layout, this Hunters Exclusive home is a must-see for anyone looking to settle in Bristol.



The well presented accommodation which offers much character and many internal oak doors comprise (all measurements are approximate).

#### Ground Floor

Feature composite multi pane entrance door into...

#### Entrance Lobby

Feature black and white tiled floor, inner multi pane door with feature stained and leaded glazed fixed windows alongside and over into...

#### Hall

Purpose built floor storage cupboards, radiator, feature solid wood floor, feature natural wood stripped staircase to first floor, radiator.

#### Lounge/Dining Room 27'3" x 10'4"

Maximum overall into a UPVC double glazed bay window, feature solid wood laid floor, two wall light points, fireplace opening with flagstone effect laid hearth and timber mantle over, UPVC double glazed Bifold doors opening onto the rear garden lovely outlook onto same.

#### Kitchen 13'5" x 12'5" maximum overall

Comprehensively fitted with a range of timber grain effect wall, floor and drawer storage cupboards with brushed steel effect handles to incorporate a built in double oven, inset 5 element gas hob and extractor over, attractive black marble effect work surfaces, radiator, inset single drainer Franke sink unit with matching mixer taps over, stylish wall and floor tiling, UPVC double glazed window with a pleasant outlook onto the rear garden, housing for an American style fridge/freezer, opening into...

#### Utility Room 9'8" x 5'9"

Tiled floor, dual aspect UPVC double glazed windows to rear, fitted work surface with an inset Franke sink and matching mixer taps over, plumbing for washing machine, concealed ceiling spotlights, UPVC double glazed door onto the rear garden.

#### First Floor Landing

UPVC double glazed fixed window, radiator, feature solid wood laid floor, impressive staircase to top floor.

#### Bedroom 2 14'2" x 10'5"

Maximum overall into a UPVC double glazed bay window, radiator.

#### Bedroom 3 12'4" x 10'4"

Maximum overall into alcoves, radiator, UPVC double glazed window to rear with a lovely elevated view onto the rear garden.

#### Bedroom 4 7'10" x 6'7"

UPVC double glazed window to front, radiator.

#### Luxury Bathroom 6'7" x 5'9"

Luxury white suite of close coupled WC and vanity wash basin with storage beneath,

tiled panelled bath with an integrated and thermostatically controlled shower over, fully tiled walls, UPVC double glazed and frosted window to rear, heated towel rail, attractive tiled floor.

#### Top Floor Landing

Engineered wood flooring, velux skylight, door into...

#### Master Bedroom 1 20'1" x 12'7"

Maximum overall to include en suite dimension, feature engineered wood floor, two velux roof windows, two ornamental radiators, one wall having custom fitted wardrobes, twin access to under eaves storage, underfloor heating, UPVC double glazed window to rear with far reaching views onto the rear garden and beyond, sliding door into...

#### En Suite Shower Room 8'10" x 5'2"

A luxuriously appointed room with impressive walk-in enclosure with integrated and thermostatically controlled overhead tropical shower, low level WC and bespoke vanity unit with natural stone wash basin and natural wood drawer storage unit below, dual fuel towel rail, feature timber effect and tiled walls and flooring, ceiling extractor, UPVC double glazed and frosted window to rear, mirror fronted wall cabinet, underfloor heating.

#### Exterior

#### Garage 13'7" x 6'5"

Aluminium up and over door, access opening to roof void storage also housing a Viessman 100W wall mounted combination boiler for domestic hot water and central heating, power and light.

#### Off Street Parking/Hardstanding

Directly in front of the house is a brick laid hardstanding suitable for the off street parking of 3 vehicles.

#### Garden

A particular feature of the sale the mature and landscaped rear garden offers impressive space ideal for growing families providing an initial flagstone effect paved terrace with brick edged and raised borders extending onto a level well tended lawn with stepping stones leading towards two eating apple trees and a pear tree with informal borders and many spring flowers. At the far end of the rear garden is an area designated for the growing of fruit and vegetables alongside a greenhouse and timber shed. Outside tap.

#### 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



- 4 generous bedrooms
- Contemporary en-suite bathroom
- Impressive loft conversion
- Amazing garden with terrace
- Unique 1930's character
- Sought after Bristol location
- Close proximity to local shops and schools
- Garage with 3 car driveway
- Spacious kitchen with utility
- Viewing recommended

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.