





Quarterbridge Road,  
Bristol,  
BS16 2JU

£450,000

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Hunters Estate Agents - Fishponds office are delighted to offer this nearly new 4-bedroomed Family home with outstanding style, luxury and space to grow. This eye catching home occupies a desirable position opposite open green space within this well planned and landscaped Linden Homes (now Vistry) development and within walking distance of Snuff Mills and Oldbury Court estate . Providing stunning accommodation this contemporary home built to the 'The Rowan's' design and specification is arranged over 2 floors offerings a Hall and Cloakroom at ground floor level. A particular feature of the sale is the superb open plan arranged Kitchen/Dining/Family living room with French doors opening onto the rear garden. On the first floor there are 4 well proportioned bedrooms (one with en-suite shower) and a Family bathroom. This home benefits from landscaped rear gardens, a Garage and off street parking. Hunters Exclusive - Recommended viewing.





GROUND FLOOR

Feature entrance door with frosted glazed fixed window alongside into...

HALL

Feature wood grain effect vinyl flooring, radiator, staircase to first floor with useful cupboard beneath, radiator, digital heating thermostat, built in coat cupboard with electric consumer unit.

CLOAKROOM 6'7" x 2'9"

White suite of low level WC and corner wash basin, feature tiled walls, vinyl timber grain effect floor, concealed ceiling spotlight and extractor.

OPEN PLAN ARRANGED/DINING/FAMILY LIVING ROOM 27'11" x 16'0" (maximum overall)

KITCHEN AREA 10'1" x 9'0"

Fitted with a modern contemporary range of dark slate finished wall, floor and drawer storage cupboards to incorporate a built in whirlpool double oven, integrated dishwasher, brushed steel effect gas hob and extractor canopy over, built in upright fridge/freezer, single drainer stainless steel sink unit with mixer taps over, pull out pan drawer, stone effect working surfaces, feature lined oak vinyl flooring, UPVC double glazed tilt and turn window to front with pleasant open outlook, wide opening into...

DINING AREA 9'0" x 8'10"

Feature limed oak wood grain effect vinyl flooring, wide opening into family/living room.

FAMILY/LIVING ROOM 16'0" x 11'7"

Feature limed oak wood grain effect vinyl floor, UPVC double glazed French doors onto the rear garden with corresponding windows alongside, radiator.

FIRST FLOOR LANDING

Access to roof space, radiator, built in airing cupboard with hot water cylinder.

BEDROOM 1 14'10" x 9'9"

UPVC double glazed tilt and turn window to front with a pleasant open outlook onto green amenity space, radiator, access to roof space, door into...

ENSUITE SHOWER ROOM 9'8" x 4'7"

Luxuriously appointed with a white suite of low level WC and pedestal wash basin, independent cubical with a built in thermostatically controlled shower, feature tiled walls and floor, heated towel rail, UPVC double glazed tilt and turn and frosted window to rear.

BEDROOM 2 15'1" x 8'9"

Radiator, UPVC double glazed tilt and turn window to rear.

BEDROOM 3 12'7" x 8'9"

UPVC double glazed tilt and turn French door opening onto a Juliet balcony, radiator.

BEDROOM 4 8'7" x 6'11"

Radiator, UPVC double glazed tilt and turn window to rear.

FAMILY BATHROOM 6'11" x 6'2"

Luxuriously appointed with a white suite of paneled bath with a built in thermostatically controlled shower and fitted screen alongside, low level WC and pedestal wash basin, heated towel rail, attractive wall and floor tiling, concealed ceiling spotlights, UPVC double glazed and frosted window to front.

EXTERIOR

GARDEN

Arranged principally to the rear of the property the landscaped rear garden features an extensive flagstone effect terrace with timber edged and raised borders to one edge leading onto a section of level well tended lawn all within well established fenced boundaries. Space for garden shed.

GARAGE 19'9" x 9'7"

Utility space including work top, inset sink, floor cabinets, plumbing for washing machine, wall mounted Logic gas fired boiler for domestic hot water and central heating, rear pedestrian door onto the rear garden, aluminium up and over door. Power and light.

OFF STREET PARKING SPACE

Directly in front of the garage is a generous off street parking space suitable for the parking of one vehicle.

RENEWABLE ENERGY

This property benefits from photo voltaic panels providing solar power.

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: E



- Stylish and spacious Modern contemporary home.
- 4 Bedrooms (one with en-suite shower).
- Attractive Linden Homes (now Vistry) Home built to 'The Rowans' design.
- Nearby shops, services and cafes/restaurants.
- Oldbury Court estate parkland almost on your doorstep.
- Landscaped rear garden, Garage and off street parking
- Superb Open plan arranged Kitchen/Dining/Family Living room
- Lovely position opposite Green amenity space
- Renewable Energy features
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	91
(81-91) B		
(69-80) C		
(55-68) D		
(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.