





Baileys Mead Road,  
Bristol,  
BS16 1AE

£725,000

4 2 2 C

Hunters are delighted to offer for sale this highly attractive 4 double bedroom detached property located on an exclusive well maintained development acquiring excellent access to the M32 and Bristol centre. This lovely and well presented property was originally an ex show home and offers good internal practical accommodation ideally suited to families. To the ground floor there is a generous lounge, a dining room, a study/office, a contemporary fitted cloakroom, a good size kitchen and separate utility area. To the first floor there are 4 double bedroom (master having ensuite shower) and a modern luxury appointed bathroom. Further benefits include, extensive rear gardens, a detached double garage/partly converted for multiple use, and off street parking for several vehicles to include an extra car port. We would highly recommend viewing this fabulous property and everything it has to offer.





Entrance

Via etched paneled door to ...

Hallway

Stairs to first floor, fitted radiator, built in storage cupboard.

Lounge 14'7" x 11'11"

Double glazed cross beaded window to front with pleasant outlook and views, fitted radiator, coal effect fitted gas fire, double doors opening onto dining room.

Dining Room 11'10" x 9'1"

Double glazed sliding doors to rear with pleasant outlook and views opening onto rear garden, fitted radiator.

Study 9'8" x 8'0"

Double glazed cross beaded window to front with pleasant outlook and views, fitted radiator.

Cloakroom

Opaque window to side, contemporary fitted with low level w.c. sink into gloss storage unit, wall mounted heated towel rail, partly tiled throughout, grey wood grain effect fitted laminate flooring.

Kitchen 14'4" x 9'1"

Double glazed window to rear with pleasant outlook and views onto garden, fitted radiator, wood grain effect fitted laminate flooring, a good range of base and wall fitted units with decorative splash back with rolled top working surfaces incorporating a one and quarter bowl sink, fitted gas hob with extractor over, separate oven and grill, space for fridge/freezer.

Utility Room 8'1" x 5'4"

Door to side, some wall fitted units, working surfaces with decorative splash back incorporating a single bowl sink, plumbing for automatic washing machine, plumbing for dishwasher, space for tumble dryer, fitted radiator.

First Floor Landing

Access to loft space, built in cupboard housing hot water cylinder.

Bedroom 1 12'2" x 12'1"

Cross beaded double glazed window to front with pleasant outlook and views, 2 x double fitted wardrobes, fitted radiator.

En Suite Shower Room

Opaque window to side, cubicle having overhead Mira shower, low level w.c. pedestal wash hand basin, partly tiled throughout.

Bedroom 2 14'3" x 13'2"

Cross beaded double glazed window to front with pleasant outlook and views, single fitted wardrobe.

Bedroom 3 12'2" x 11'10"

Double glazed window to rear with pleasant outlook and views onto rear garden, 2 x fitted wardrobes, dressing table. fitted radiator.

Bedroom 4 14'1" x 8'6"

Double glazed window to rear with pleasant outlook and views, fitted radiator.

Bathroom

Luxury appointed with opaque window to side, comprising of paneled bath having a shower mixer tap, low level w.c. sink into gloss storage unit, partly tiled throughout, tiled floor, chrome effect fitted towel rail.


Exterior


To the front offers off street parking with an extra carport offering additional off street parking. The front garden comprises of mixed laid to chippings, and modest section laid to lawn with side access via a gate leading to the rear. The impressive large rear garden has timber decked areas allowing for patio table and chairs with seating surround, the remainder of the garden is mainly laid to lawn with lap wood fenced borders and various attractive and mature planting along with trees. There is also a timber built shed. Side access via a gate leading to front.

Tenure: Freehold  
Council Tax Band: E



- Highly attractive 4 double bedroom detached property
- Exclusive development with good access to M32
- Spacious and well presented throughout
- Ideal family home/originally ex show home
- Large extensive rear gardens
- Detached double garage/partly converted for office/multi use
- Off street parking and extra car port for several vehicles
- Generous lounge and dining room
- Contemporary downstairs cloakroom and upstairs bathroom
- Ensuite shower room to master bedroom

| 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 |   |           |
|   | 71  | 76        |
| 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.