

# HUNTERS®

HERE TO GET *you* THERE



## 145 Thingwall Park

Fishponds, BS16 2BU

£600,000



Hunters are delighted to offer for sale a superb four double bedroom detached property located on the highly sought after Thingwall Park! This property is unique and offered with no onward chain. Ideally suited to families this spacious property is well located having good access to Fishponds high street and local parks. Internally the property briefly comprises, an open plan lounge/diner, a modern fitted kitchen/breakfast room, a utility room and cloakroom, with four bedrooms, (en suite to master), a separate 2nd bathroom, lovely rear gardens, OSP and a detached garage. Viewing highly recommended.





ENTRANCE VIA

Panelled door with leaded stained glass, feature window to centre into..

LOBBY AREA

Fitted radiator, stairs to first floor, under stairs storage cupboard.

CLOAKROOM

Opaque UPVC double glazed window to front, low level W.C and sink.

OPEN PLAN LOUNGE DINER 18'1" x 16'1" (5.51 x 4.9)

(Overall measurements) With UPVC double glazed window to side, UPVC double glazed French doors to side leading to garden, UPVC double glazed bay window to rear, two fitted radiators.

DINING ROOM 11'3" x 9'4" (3.43 x 2.84)

With UPVC double glazed window to rear and fitted radiator.

KITCHEN/BREAKFAST ROOM 13'6" x 10'2" (4.11 x 3.1)

With UPVC double glazed window to rear, UPVC double glazed door to rear leading to garden, slate tiled floor, fitted radiator, superb fitted modern kitchen with a good range of base and wall units with under lighters, granite working surfaces incorporating a one and quarter bowl sink, chrome effect mixer tap over, fitted gas hob with extractor over, separate oven and grill, integral dishwasher, integral fridge and separate integral freezer, space and area for table and chairs.

UTILITY ROOM 8'10" x 7'4" (2.69 x 2.24)

With UPVC double glazed window to front, fitted radiator, wall mounted Worcester gas combination boiler serving central heating and hot water, modern units with roll top working surfaces incorporating a one and quarter bowl sink, plumbing for automatic washing machine, space for dryer. On half turn there is a feature arch window .

FIRST FLOOR LANDING 12'10" x 10'6" (3.91 x 3.2)

With access to boarded loft with light, fitted radiator and window to front.

BEDROOM 1 13'7" x 10'6" (4.14 x 3.2)

With UPVC double glazed French doors onto Juliet Balcony, ceiling coving and fitted radiator.

EN-SUITE BATHROOM

Has opaque UPVC double glazed window to rear, luxury appointed suite with panelled bath, Victorian style taps, low level WC, pedestal wash hand basin, partly tiled throughout with a fitted radiator.

BEDROOM 2 13'6" x 10'2" (4.11 x 3.1)

UPVC double glazed window to rear, ceiling coving, fitted radiator, pleasant outlook onto gardens.

BEDROOM 3 11'3" x 9'0" (3.43 x 2.74)

With UPVC double glazed window to front, ceiling coving and fitted radiator.

BEDROOM 4 11'2" x 9'0" (3.4 x 2.74)

With UPVC double glazed window to front and fitted radiator.

BATHROOM

Contemporary and stylishly fitted four piece bathroom suite with panelled bath having chrome effect Victorian styled taps, low level WC, chrome effect heated towel rail, pedestal wash band basin with Victorian style chrome effect taps, corner shower cubical with overhead shower, tiled throughout.

EXTERIOR

TO THE FRONT

Via gate leading onto off street parking for several vehicles with some mature planting.

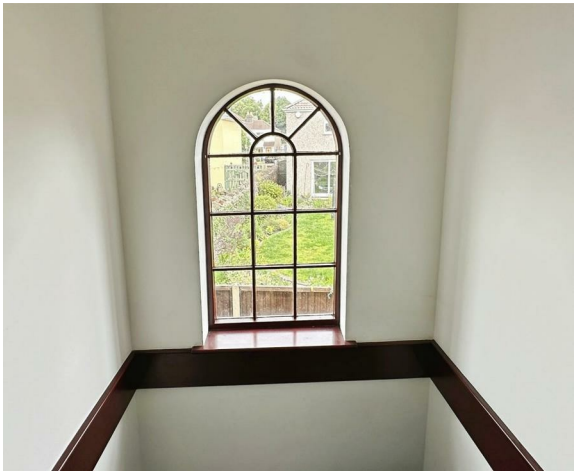
DETACHED GARAGE 17'6" x 8'8" (5.33 x 2.64)

With up and over door, windows to side, power and light with side access gate leading to the rear garden.

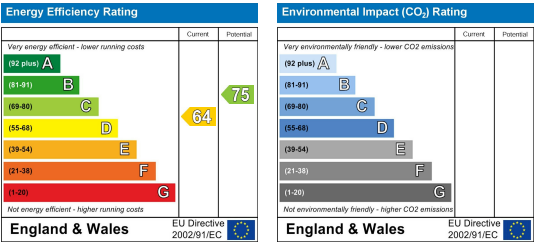
TO THE REAR

Beautifully maintained garden with paved patio adjoining property mainly laid to lawn with various bedded areas offering highly attractive planting and mature shrubs leading to side area with paved patio and gate to side leading to front.

Area Map



Energy Efficiency Graph



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.