

HUNTERS®

HERE TO GET *you* THERE



Heath Road

Eastville, Bristol, BS5 6TU

£575,000



Hunters are delighted to offer for sale this impressive large extended 5 bedroom semi detached property located in a highly desirable location within close distance to Eastville Park, and Glenfronme primary school. This superb property would make great family home offering plenty of space with versatile accommodation. To the ground floor there is a front lounge, a 2nd sitting room into a dining room extension, an open plan modern fitted kitchen/diner, a utility room and a 4 piece fitted bathroom. To the 2nd floor there are 5 bedrooms and a 2nd family bathroom. There is also a carpeted and boarded loft space. Further benefits include, off street parking, side pedestrian access, DG windows, gas central heating, a large enclosed landscaped rear garden, an outhouse building with kitchenette currently used as a snooker room but has multi use for an office/gym or music room. With an additional benefit of a separate outhouse building/WC. We would recommend viewing this fabulous property to fully appreciate everything there is to offer.



Entance
Via double glazed doors to inner vestibule with stain glass feature window and panelled door into ...

Hallway
Stairs to first floor, understairs storage area, radiator.

Bathroom 9'10" x 7'6" (3.00m x 2.29m)
Opaque UPVC double glazed window to front, fitted panelled bath, low level w.c. radiator, pedestal wash hand basin, cubicle with over head shower, tiled throughout.

Front Lounge 13'1" x 12'9" (4.01m x 3.89m)
UPVC double glazed window to front, fitted radiator, gas coal effect fitted gas fire.

Second Reception Room/Extension 23'6" x 11'1" (7.17m x 3.40m)
Measurement overall. Two fitted radiators, electric feature fire with polished stone manel surround , dado railing. Dining extension has area for table and chairs. two sky light windows, double glazed door to rear leading to garden.

Kitchen/Diner 15'10" x 10'7" widening to 14'5" (4.85m x 3.25m widening to 4.41m)
Dining area have space for table and chairs, tiled flooring, opening to kitchen. The kitchen comprises a range of modern base and wall units with rolled top working surfaces,, tiled splash back incorporating a gas point for cooker, integral dishwasher and space for fridge/freezer, UPVC double glazed window to rear.

Utility Room 6'9" x 9'0" (2.08m x 2.75m)
UPVC double glazed window to rear, double glazed door leading to garden, some base and wall fitted units and working surfaces incorporating a single bowl sink, fitted radiator, tiled floor, wall mounted gas combination boiler serving central heating and hot water.

First Floor Landing
Staircase to loft space,

Bedroom 1 15'3" x 11'5" (4.66m x 3.49m)
Dimension into bay, UPVC bay window to front, fitted radiator, built in fitted wardrobes,

Bedroom 2 12'8" x 12'4" (3.87m x 3.76m)
UPVC double glazed window to rear, fitted radiator, decorative center rose,

Bedroom 3 12'8" x 7'6" (3.87m x 2.29m)
UPVC double glazed window to front, fitted radiator.

Bedroom 4 9'10" x 6'9" (3.00m x 2.06m)
UPVC double glazed window to front, fitted radiator.

Bedroom 5 8'2" x 55'12" (2.49m x 168m)
Dimension widening to 3.69m. UPVC double glazed window to rear.

Loft Space 12'9" x 11'0" (3.90m x 3.36m)
Carpeted and boarded throughout, sky light, radiator.

Bathroom
Opaque UPVC window to rear, comprising panelled bath with electric overhead fitted shower, pedestal wash hand basin, low level w.c. tiled throughout

Exterior
To the rear has a large enclosed attractive landscaped garden with generous paved patio adjoining the property with pedestrian side access with wrought iron gate leading to front, the remainder of the garden is mainly laid to lawn with various mature and attractive planting, To the front has a block paved area providing parking for several vehicles, wrought iron gate with side pedestrian access leading to rear.

Detached Work Shop 20'9" x (6.34m x)
Power and light, two fitted radiators, (electric), two double glazed windows to front.

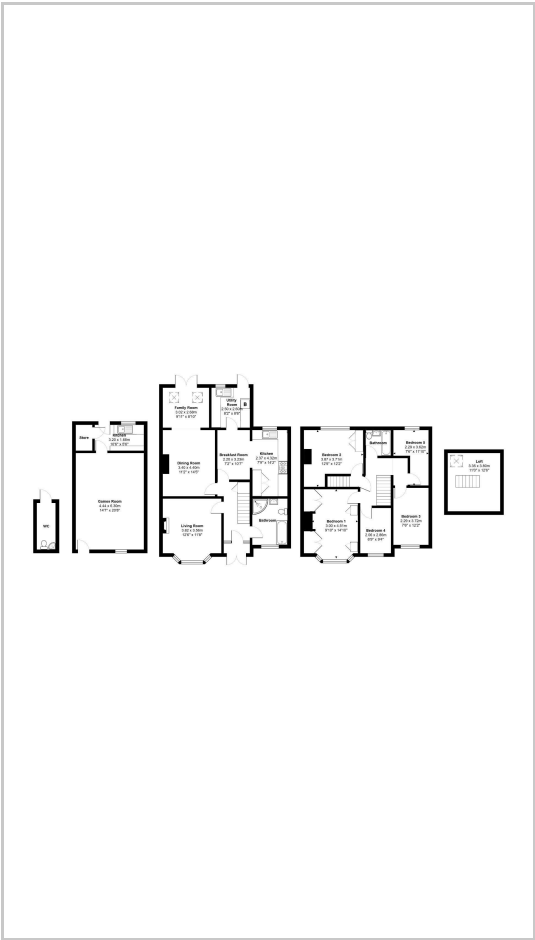
Kitchenette 9'3" x 5'6" (2.83m x 1.69m)
Fitted gas hob with oven below, fitted sink, built in storage, outhouse storage has low level w.c. and fitted wash hand basin.

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"

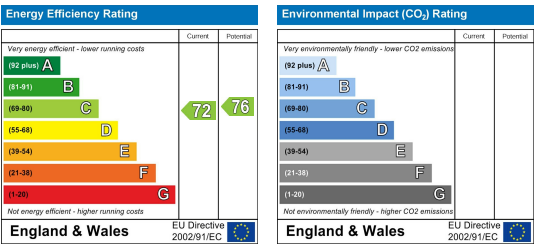
Area Map



Floor Plans



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.

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