

HUNTERS®

HERE TO GET *you* THERE



26 Parnall Road

Fishponds, Bristol, BS16 3JG

Offers In The Region Of £400,000



Hunters Estate Agents - Fishponds Office are delighted to offer this outstanding period 4 bedroom home arranged over 3 floors complete with a stunning roof conversion providing a Master bedroom/sitting room with luxury Shower room alongside. Ideal for growing and extended families this stunning home has been the focus of considerable improvement and offers spacious and adaptable accommodation maintained to a high standard. Located within a popular backwater position with almost immediate access to the Bristol/Bath cycle path, nearby supermarkets and thriving High street shops and services beyond. This home offers generous space to include 2 receptions extending into a Breakfast room and Kitchen beyond. On the first floor there a 3 further bedrooms and a luxury bathroom. The property benefits from an enclosed and landscaped rear garden. Hunters Exclusive - recommended viewing.



GROUND FLOOR

Fitted UPVC double glazed and leaded entrance door into ...

HALL

Staircase to first floor with useful cupboard beneath and screening, electric wall heater. Multi paned door into ...

LOUNGE 15'4" x 10'8" (4.69m x 3.26m)

Dimension maximum overall into a UPVC double glazed bay window to front, stone effect fireplace with a built in real flame coal effect gas fire, period ceiling coving, wide opening and separate door from hall into ...

DINING ROOM 12'4" x 9'6" (3.76m x 2.92m)

UPVC double glazed French doors leading onto the rear garden, feature fireplace with a polished wood surround, inlay decorative tiles and built in real flame coal effect gas fire, archway opening into ...

BREAKFAST ROOM 9'5" x 6'2" (2.88m x 1.90m)

Fitted with a stylish range of white high gloss effect wall, floor and drawer storage cupboards, space for upright fridge/freezer, detachable breakfast bar and two stools, timber grain effect vinyl floor covering, electric panel heater, ceiling height UPVC double glazed window, marble effect working surfaces, step leading into ...

KITCHEN 9'10" x 6'0" (3.00m x 1.85m)

Fitted with a matching range of cabinets and working surfaces to incorporate a built in double oven and glass top hob, dual aspect UPVC double glazed windows to side and rear, UPVC double glazed door to rear garden, stainless steel effect switches and sockets.

FIRST FLOOR LANDING

Electric panel heater, staircase to top floor.

BEDROOM 2 12'3" x 9'5" (3.74m x 2.88m)

UPVC double glazed window to rear with a pleasant outlook onto the rear garden, dimension maximum overall into alcoves.

BEDROOM 3 10'1" x 11'4" (3.09m x 3.47m)

UPVC double glazed window to front, dimension maximum to exclude one wall to wall with fitting wardrobes.

BEDROOM 4 6'9" x 5'10" (2.06m x 1.78m)

UPVC double glazed window to front, fitted ceiling height cupboards.

BATHROOM 9'0" x 6'6" (2.76m x 2.00m)

Luxury appointed with a white suite of timber panelled bath with fitted shower over, pedestal wash hand basin and low level w.c. timber panelled wall to dado rail height, feature laminate wood grain effect floor, dimplex electric bar heater, fitted mirror splash back tiling, purpose built storage cabinets also containing a hot water cylinder for domestic hot water, UPVC double glazed and frosted window to rear.

TOP FLOOR LANDING

MASTER BEDROOM/SITTING ROOM 21'3" x 12'11" (6.48m x 3.95m)

Dimension maximum overall into alcoves, two eaves storage cupboards, twin velux roof windows, UPVC double glazed window to rear.

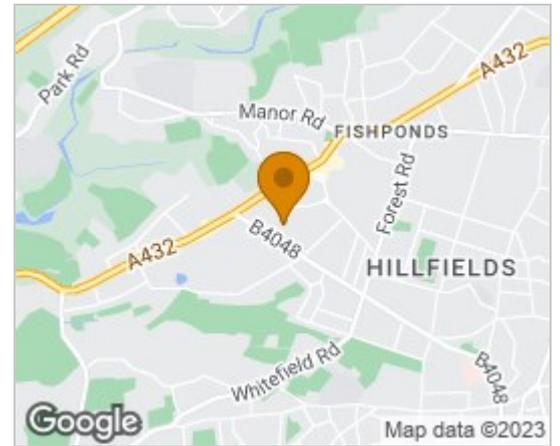
SHOWER ROOM 8'7" x 5'4" (2.63m x 1.64m)

Luxury appointed with a stylish white suite of low level w.c., vanity wash basin and large walk in cubicle with a fitted shower over, timber grain effect vinyl floor covering, UPV C double glazed and frosted window to rear, extractor.

EXTERIOR

The garden is arranged principally to the rear of the property. Its offers a lovely secluded garden offers an initial section of newly laid non slip decking opening onto a landscaped area with stone paving and decorative laid surfaces along side a ornamental pond. There are also raised stone effect borders with planting, a timber framed summer house stands along side a paved seating area at one end of the garden.

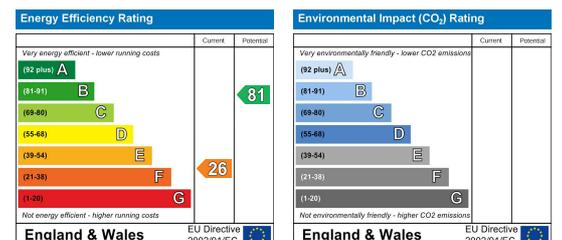
Area Map



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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